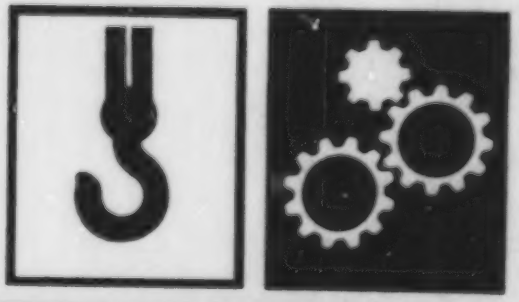
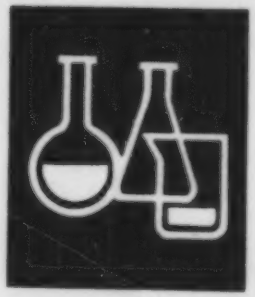


# Status of Industrial Land

IN THE CITY OF EDMONTON

**1990**



# STATUS OF INDUSTRIAL LAND IN THE CITY OF EDMONTON DECEMBER 31, 1990

CITY OF EDMONTON
PLANNING AND DEVELOPMENT DEPARTMENT

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## 1. INTRODUCTION

The "Status of Industrial Land in the City of Edmonton" report has been issued annually since 1970. It presents an inventory of vacant industrial land and records the annual industrial land development and servicing activity. The report covers only land which is districted for industrial use. Land which is in an approved industrial area structure plan, but which is not districted for industrial use according to the Land Use Bylaw, is not included in the report. The report also includes an inventory of industrial land in the area annexed to Edmonton on January 1, 1982. The data base for the four industrial plan areas and miscellaneous central-city subdivisions was revised in 1987. Changes in land supply figures from 1986 largely reflect this revision and not increased land absorption. Data measuring aspects of consumption and supply of vacant industrial land are reported at three levels of aggregation: the total city, the area inside the pre-annexation boundary and the annexed area, and the industrial plan areas (see Map 1). Much of the information is provided for the years 1988 to 1990. Information on the amount, servicing status and land use districting of vacant industrial land in each industrial subdivision is available by calling the Planning and Development Department at 428-8846.

This report of December 31, 1990, presents data on the following:

a) Industrial building activity. Section 4 shows the amount of industrial land on which building permits were issued by land use district. The yearly dollar value of industrial building permits is also discussed in Section 4.

b) Industrial land servicing. Section 5 shows the amount of industrial land serviced at the city-wide level.

c) Section 5 shows the city-wide inventory of vacant industrial land. The inventory classifies industrial land as follows:

   i) year-end supply of fully serviced vacant industrial land by land use district;

   ii) year-end supply of IB, IM and IH districted land. This includes both serviced and unserviced land;

   iii) year-end supply of industrial reserve (AGI) land;

   iv) year-end supply of vacant industrial land in the annexed area.

   Industrial redistricting and subdivision activity is also shown in Section 5.

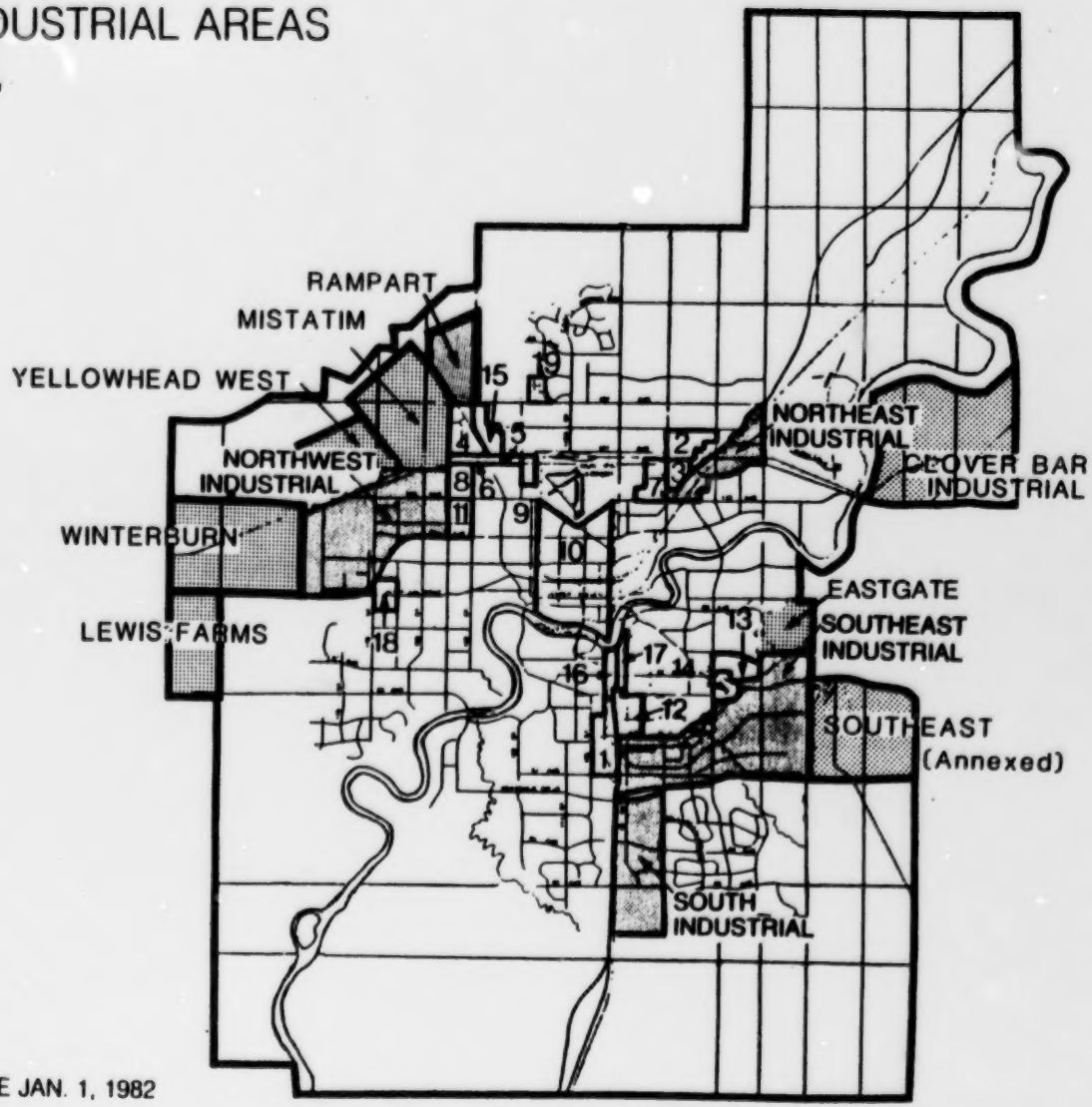
d) The year-end inventory of City-owned industrial land is presented in Section 6.

No conclusions should be drawn from the statistics presented with respect to vacant serviced land available for second or third party development. For specific information on land availability, the Manager of Industrial Development in the Edmonton Economic Development Authority should be contacted at 424-7870.

The report includes maps for each subdivision in the three main industrial plan areas (the south, southeast and northwest areas). The maps indicate vacant parcels, servicing status and land use districts. Industrial land in the annexed area is mapped at a more general level.

MAP 1-1

# GUIDE TO LOCATION OF INDUSTRIAL AREAS IN THE CITY OF EDMONTON, DECEMBER 31, 1990




## MISCELLANEOUS SUBDIVISIONS

1. ALLENDALE
2. BALWIN
3. BELMONT PARK
4. BONAVENTURE
5. BRONX
6. BROWN ESTATE
7. DELTON
8. DOMINION
9. HAGMAN'S ESTATE
10. HUDSON BAY RESERVE
11. HUFF BREMNER
12. IRVINE ESTATE
13. KENILWORTH
14. KING EDWARD ADDITION
15. NORTHERN ALBERTA RAILWAYS YARDS
16. RIVER LOT#13
17. RIVER LOT#15
18. WESTLAWN
19. BARANOW

CITY OF EDMONTON BOUNDARY EFFECTIVE JAN. 1, 1982

## 2. SUMMARY

### 2-1 Industrial Development

During 1990, 19 hectares of industrial land were absorbed through building activity. This is a decrease from 1989 when 30 hectares were absorbed.

### 2-2 Industrial Land Supply

There are 4,225 hectares of vacant land districted for industrial use in Edmonton. Of this supply, 917 hectares are fully serviced, 155 hectares are serviced to rural standards (defined in Chapter 3) and 3,153 hectares (most of which are in the annexed area), are unserviced.

Figure 2-1 Serviced Land, and Land Absorption

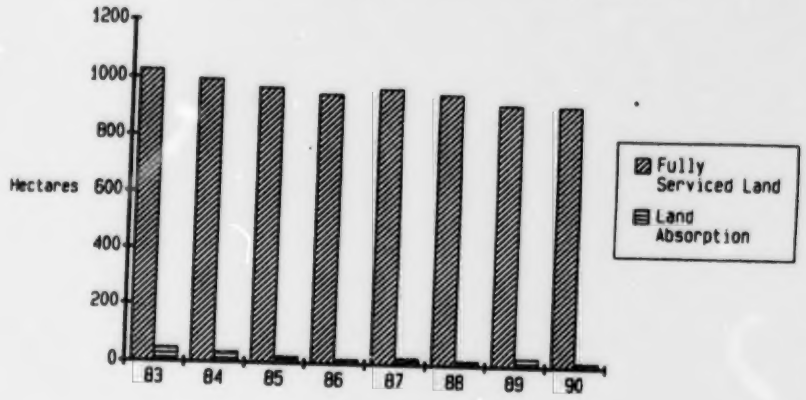



TABLE 2-1 ANNUAL INDUSTRIAL DEVELOPMENT, SERVICED LAND SUPPLY AND SERVICING ACTIVITY

HECTARES

| | 1975 | 1976 | 1977 | 1978 | 1979 | 1980 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | 1988 | 1989 | 1990 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Land Development Approved by Building Permit | 54 | 89 | 113 | 89 | 113 | 91 | 66 | 40 | 49 | 37 | 23 | 17 | 24 | 19 | 30 | 19 |
| Vacant Fully Serviced Industrial Land | N/A | 497 | 608 | 606 | 721 | 729 | 793 | 960 | 1028 | 997 | 970 | 950 | 970 | 952 | 919 | 917 |
| Services Extended During Year | | 136 | 234 | 142 | 208 | 227 | 85 | 103 | 76 | 6 | 5 | 1 | 5 | 2 | 3 | 20 |

Source: City of Edmonton, Planning and Development Department

## 3. DATA, SOURCES AND DEFINITIONS

Data used to prepare this report are obtained from City Departments. The following list will assist in identification of data sources and in interpretation and definition of terms.

### 3.1 Data and Data Sources

The Planning and Development Department is the source of data on industrial servicing, land use districts, City-owned land, building permits, and industrial land in the areas annexed to Edmonton in 1982.

The Office of the City Assessor is the source of data on the amount of vacant industrial land in the major industrial areas, the South, Southeast and Northwest Plan Areas, and industrial subdivisions in the inner city.

### 3.2 Definitions

"Annexed Area" refers to the area annexed to the City of Edmonton on January 1, 1982 (See Map 1). The annexed area is a separate category in the report. Much of the industrial land in this area is comprised of large parcels of unserviced land and is not yet zoned according to City of Edmonton land use districts.

"Industrial Plan Area" refers to legally designated District Outline Plan Areas in the City of Edmonton.

"Land Use District":

> A section of the city designated in the Land Use Bylaw text (and delineated on the Land Use Map) in which requirements for the use of land and building and development standards are prescribed.

"IB" Industrial Business District:

> A district permitting the development of light industrial uses as well as low intensity business and office parks such that no nuisance factor is evident and the development is compatible with any adjacent non-industrial district.

"IM" Medium Industrial District:

> A district permitting manufacturing, processing, assembly, distribution and repair uses, which carry out a portion of their operations outdoors or require storage areas outdoors.

"IH" Heavy Industrial District:

> A district permitting major impact industrial uses which may have detrimental effects on adjacent uses due to noise, odour, or fire hazards.

"AGI" Industrial Reserve District:

> A district establishing reserve land for future industrial development in which farms are the only permitted use. Other uses which do not involve extensive development are discretionary.

**Industrial Land Use Districts in the Annexed Area**

Industrial land in the annexed area has not yet been converted to City of Edmonton land use bylaw districts. The land use districts in effect at the time of annexation are still operative. This involves the land use bylaws of the Counties of Parkland and Strathcona, and the M.D. of Sturgeon. The industrial land use districts in the annexed area are briefly described below.

Former County of Parkland Lands

"IC" Industrial/Commercial district:

> The primary purpose of the industrial/commercial

district is to provide for the development of industrial and commercial enterprises which generally are compatible with one another.

The range of permitted and discretionary uses in this district is extremely wide and is comparable to that permitted under the IB, IM, IH and CB2 districts of the City of Edmonton Land Use Bylaw.

"ICR-DC" Industrial/Commercial Reserve - Direct Control District

This district is essentially a holding district. The specific discretionary uses are listed in the "Winterburn-South Direct Control Regulations."

"IC-DC" Industrial/Commercial - Direct Control District

Permitted uses:

In general, the area will cater to the light manufacturing, warehousing and construction industries. Other land uses being encouraged to locate in the area are commercial office space and retail commercial services such as banks, fast food outlets, service stations, etc.

Former M.D. of Sturgeon Lands

"GI" General Industrial

Permitted uses include:

Warehousing, bulk oil sales, repair and service shops, manufacturing, assembly and processing, agricultural processing, cleaning and packing and any use which, in the opinion of the Development Officer, is of a similar nature and will not be incompatible with adjacent land uses.

Further discretionary uses include commercial and recreational uses at the discretion of the Development Officer.

Former County of Strathcona Lands

"RI" Restricted Industrial

The specific permitted and discretionary uses are listed in the County of Strathcona Land Use Bylaw. The closest equivalent City of Edmonton land use district is the 1B, industrial business district.

"GI" General Industrial

The mixture of permitted and discretionary uses in this district are closest to the City of Edmonton IM, medium industrial district.

"HI" Heavy Industrial

The uses in this district are discretionary. The specific uses are listed in the County of Strathcona Land Use Bylaw. The uses allowed in this district are generally comparable to those allowed by the City of Edmonton IH land use district.

"Vacant Land" is defined as land not occupied by buildings of any type and which is districted IB, IM, IH or AGI under the Edmonton Land Use Bylaw. This includes land used for storage.
"Industrial development" refers to building permits issued on vacant lots.

"Fully Serviced Industrial Land" refers to the area of vacant parcels of industrial land which have full servicing i.e., complete underground services and, at minimum, gravelled access roads.

"Fully Serviced (City Standards)" refers to recently annexed industrial land with full servicing.

"Serviced (Rural Standards)" refers to the servicing in place in many of the industrial parks in the annexed area. This servicing consists of gravelled or oiled roads, open ditches and overhead power and telephone lines. There are no underground water or sewer lines.

# 4. INDUSTRIAL DEVELOPMENT

## 4-1 Industrial Development

In 1990, building permits were issued on 19 hectares of vacant industrial land (Table 4-1). This is a decrease from 1989, when 30 hectares were absorbed. Of the land approved for building, 13.5 hectares were IB land, 3.5 hectares were IM land, and 2 hectares had annexed area land use districts.

Figure 4-1 Industrial Land Development

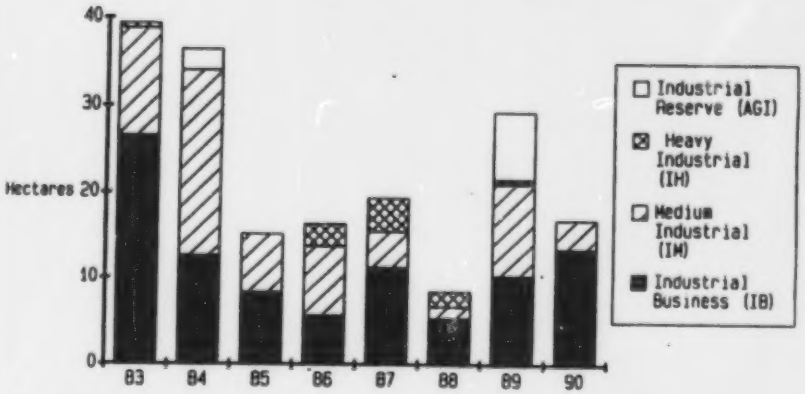



TABLE 4-1

INDUSTRIAL LAND DEVELOPMENT APPROVED
BY BUILDING PERMIT IN THE CITY OF EDMONTON, 1988 - 1990 (Area in Hectares)

| INDUSTRIAL PLAN AREAS | | 1988 IB | 1988 IM | 1988 IH | 1988 AGI | 1988 TOTAL | 1989 IB | 1989 IM | 1989 IH | 1989 AGI | 1989 TOTAL | 1990 IB | 1990 IM | 1990 IH | 1990 AGI | 1990 TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South | Hectares | 0.3 | - | - | - | 0.3 | 5.1 | 4.3 | - | - | 9.4 | 4.6 | - | - | - | 4.6 |
| | (Parcels) | (1) | | | | (1) | (5) | (4) | | | (9) | (4) | | | | (4) |
| Southeast | Hectares | 1.2 | 0.6 | 1.8 | - | 3.6 | 0.2 | 0.9 | 0.4 | - | 1.5 | 1.8 | - | - | - | 1.8 |
| | (Parcels) | (1) | (1) | (1) | | (3) | (1) | (2) | (1) | | (4) | (2) | | | | (2) |
| Northwest | Hectares | 2.0 | 0.8 | - | | 2.8 | 2.3 | 5.4 | 0.1 | 7.8 | 15.6 | 4.3 | 3.5 | - | - | 7.8 |
| | (Parcels) | (3) | (1) | | | (4) | (4) | (7) | (1) | (1) | (13) | (6) | (6) | | | (12) |
| Northeast | Hectares | 1.4 | - | - | - | 1.4 | 0.4 | 0.1 | - | - | 0.5 | 0.5 | - | - | - | 0.5 |
| | (Parcels) | (1) | | | | (1) | (1) | (1) | | | (2) | (1) | | | | (1) |
| Miscellaneous | Hectares | 0.4 | - | - | - | 0.4 | 2.3 | 0.1 | - | - | 2.4 | 2.3 | - | - | - | 2.3 |
| | (Parcels) | (2) | | | | (2) | (2) | (2) | | | (4) | (3) | | | | (3) |
| Sub-total | Hectares | 5.3 | 1.4 | 1.8 | - | 8.5 | 10.3 | 10.8 | 0.5 | 7.8 | 29.4 | 13.5 | 3.5 | - | - | 17 |
| | (Parcels) | (8) | (2) | (1) | | (11) | (13) | (16) | (2) | (1) | (32) | (16) | (6) | | | (22) |
| Annexed Area | Hectares | | | | | 10.5 | | | | | 0.6 | | | | | 1.6 |
| | (Parcels) | | | | | (5) | | | | | (1) | | | | | (2) |
| Grand Total | Hectares | 5.3 | 1.4 | 1.8 | - | 19.0 | 10.3 | 10.8 | 0.5 | 7.8 | 30.0 | 13.5 | 3.5 | - | - | 18.6 |
| | (Parcels) | (8) | (2) | (1) | | (16) | (13) | (16) | (2) | (1) | (33) | (16) | (6) | | | (24) |

Source: City of Edmonton, Planning and Development Department

## 4-2 Value of Industrial Building Permits

The value of industrial building permits in 1990 was $54.3 million (Table 4-2). This value is higher than the 1989 value of $21.7 million. Spending on new buildings rather than on alterations and repairs accounted for 70% of the total value.

Figure 4-2 Value of Industrial Building Permits

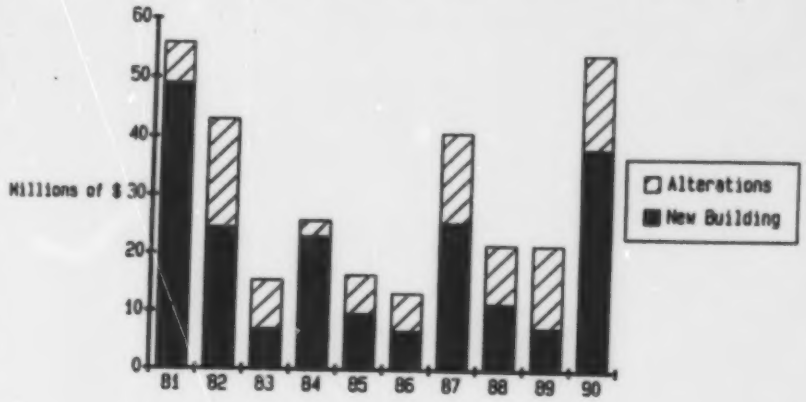



TABLE 4-2

VALUE OF INDUSTRIAL BUILDING PERMITS 1979 - 1990
(thousands of dollars)

| | 1979 | 1980 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | 1988 | 1989 | 1990 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| New Building | 21,723 | 43,635 | 48,917 | 24,429 | 6,833 | 22,920 | 9,528 | 6,622 | 25,402 | 11,397 | 7,317 | 38,222 |
| Alterations and repairs | 6,138 | 4,546 | 7,001 | 18,624 | 8,610 | 2,824 | 6,844 | 6,629 | 15,516 | 10,328 | 14,383 | 16,087 |
| TOTAL | 27,861 | 48,181 | 55,918 | 43,053 | 15,443 | 25,744 | 16,372 | 13,251 | 40,918 | 21,725 | 21,700 | 54,309 |

Source: City of Edmonton, Planning and Development Department

## 5. INDUSTRIAL LAND SUPPLY

### 5-1 Supply of Vacant Industrial Land

There were 4,225 hectares of vacant industrial land in the City of Edmonton at the end of 1990. Of this total, 22% is fully serviced, 4% is serviced to rural standards (defined in Chapter 3), and 74% is unserviced. A greater proportion (65%) of the total vacant land is in the annexed area. This land is largely unserviced and is in large parcels of between 10 and 65 hectares in size.

Figure 5-1 Supply of Vacant Industrial Land

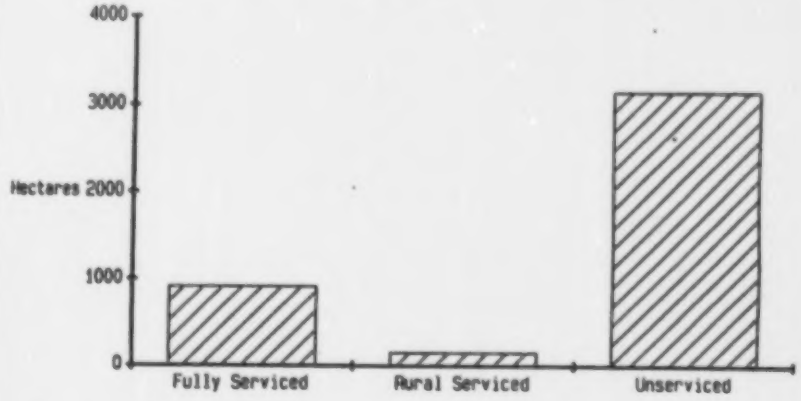



TABLE 5-1

YEAR-END SUPPLY OF VACANT INDUSTRIAL LAND IN THE CITY OF EDMONTON, 1990

| | | FULLY SERVICED (City Standards) | SERVICED (Rural Standards) | UNSERVICED | TOTAL |
|---|---|---|---|---|---|
| PRE-ANNEXATION BOUNDARY | Hectares | 782 | - | 688 | 1,470 |
| | (Parcels) | (1,800) | | (88) | (1,888) |
| ANNEXED AREA | Hectares | 135 | 155 | 2,465 | 2,755 |
| | (Parcels) | (131) | (186) | (131) | (448) |
| TOTAL | Hectares | 917 | 155 | 3,153 | 4,225 |
| | (Parcels | (1,931) | (186) | (219) | (2,336) |

Source: City of Edmonton, Planning and Development Department

## 5-2 Supply of Fully Serviced Industrial Land

At the end of 1990, the City of Edmonton contained 917 hectares of vacant, fully serviced industrial land (Table 5-2). Of this total, 782 hectares (85%) are within the pre-annexation boundary and 135 hectares (15%) are in the annexed area. Of the supply within the pre-annexation boundary, 41% is for IB use, 39% is for IM use, 8% is for IH use and 12% is industrial reserve. These land use districts have not yet been applied to land in the annexed area. Industrial land use districts in the annexed area are discussed in Chapter 3, and the location and amount of fully serviced land in this area is listed in Table 5-6.

Figure 5-2 Supply of Fully Serviced Industrial Land

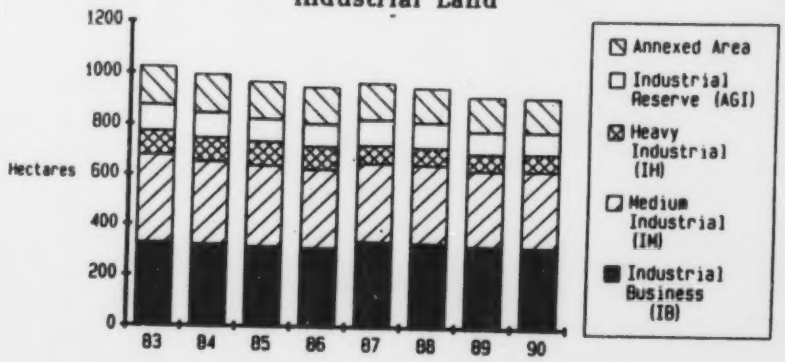



TABLE 5-2

YEAR-END SUPPLY OF FULLY SERVICED INDUSTRIAL LAND IN THE CITY OF EDMONTON 1988 - 1990

| INDUSTRIAL PLAN AREAS | | 1988 IB | 1988 IM | 1988 IH | 1988 AGI | 1988 TOTAL | 1989 IB | 1989 IM | 1989 IH | 1989 AGI | 1989 TOTAL | 1990 IB | 1990 IM | 1990 IH | 1990 AGI | 1990 TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South | Hectares | 112 | 50 | - | 16 | 178 | 105 | 46 | - | 16 | 167 | 100 | 46 | - | 16 | 162 |
| | (Parcels) | (123) | (72) | | (8) | (203) | (117) | (68) | | (8) | (193) | (114) | (69) | | (8) | (191) |
| Southeast | Hectares | 88 | 116 | 32 | 21 | 257 | 88 | 113 | 32 | 20 | 253 | 86 | 113 | 32 | 20 | 251 |
| | (Parcels) | (107) | (168) | (51) | (22) | (348) | (107) | (165) | (50) | (21) | (343) | (109) | (158) | (50) | (21) | (338) |
| Northwest | Hectares | 78 | 113 | 22 | 34 | 247 | 77 | 108 | 20 | 25 | 230 | 76 | 112 | 20 | 24 | 232 |
| | (Parcels) | (130) | (160) | (47) | (16) | (353) | (134) | (155) | (46) | (14) | (349) | (141) | (164) | (46) | (14) | (365) |
| Northeast | Hectares | 15 | 19 | 12 | 29 | 75 | 14 | 19 | 12 | 29 | 74 | 15 | 19 | 12 | 29 | 75 |
| | (Parcels) | (56) | (285) | (66) | (171) | (578) | (55) | (285) | (66) | (170) | (576) | (54) | (285) | (66) | (170) | (575) |
| Miscellaneous | Hectares | 37 | 17 | 4 | - | 58 | 37 | 17 | 4 | - | 58 | 42 | 16 | 4 | - | 62 |
| | (Parcels) | (120) | (172) | (42) | | (334) | (120) | (172) | (42) | | (334) | (117) | (172) | (42) | | (331) |
| Sub-total | Hectares | 330 | 315 | 70 | 100 | 815 | 321 | 303 | 68 | 90 | 782 | 319 | 306 | 68 | 89 | 782 |
| | (Parcels) | (536) | (857) | (206) | (217) | (1,816) | (533) | (845) | (204) | (213) | (1,795) | (535) | (848) | (204) | (213) | (1,800) |
| Annexed Area | Hectares | | | | | 137 | | | | | 137 | | | | | 135 |
| | (Parcels) | | | | | (132) | | | | | (132) | | | | | (131) |
| Grand Total | Hectares | 330 | 315 | 70 | 100 | 952 | 321 | 303 | 68 | 90 | 919 | 319 | 306 | 68 | 89 | 917 |
| | (Parcels) | (536) | (857) | (206) | (217) | (1,948) | (533) | (845) | (204) | (213) | (1,927) | (535) | (848) | (204) | (213) | (1,931) |

Source: City of Edmonton, Planning and Development Department

## 5-3 Industrial Land Servicing Activity

Industrial servicing activity has increased. During 1990, 20 hectares were serviced. This is an increase from the previous six years when less than 10 hectares were serviced annually.

Figure 5-3 Industrial Land Servicing

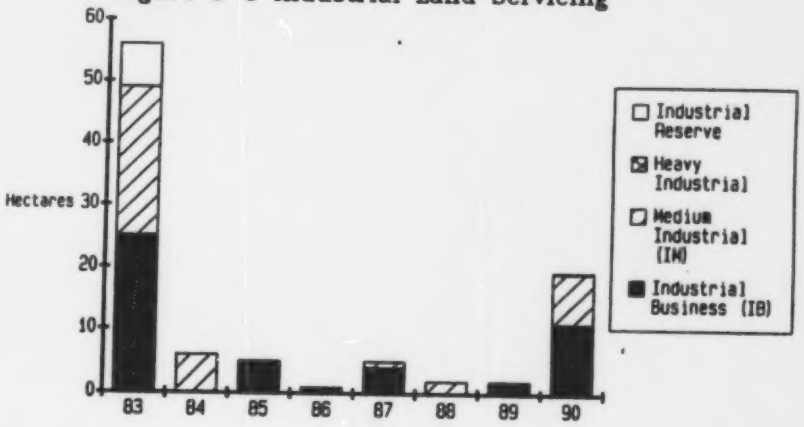



TABLE 5-3

ANNUAL INDUSTRIAL LAND SERVICING ACTIVITY
IN THE CITY OF EDMONTON, 1988 - 1990

| INDUSTRIAL PLAN AREAS | | 1988 IB | 1988 IM | 1988 IH | 1988 AGI | 1988 TOTAL | 1989 IB | 1989 IM | 1989 IH | 1989 AGI | 1989 TOTAL | 1990 IB | 1990 IM | 1990 IH | 1990 AGI | 1990 TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South | Hectares | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | (Parcels) | | | | | | | | | | | | | | | |
| Southeast | Hectares | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | (Parcels) | | | | | | | | | | | | | | | |
| Northwest | Hectares | - | - | - | - | - | - | - | - | - | - | 3 | 8 | - | - | 11 |
| | (Parcels) | | | | | | | | | | | (7) | (15) | | | (22) |
| Northeast | Hectares | - | 2 | - | - | 2 | - | - | - | - | - | 1 | 0.3 | - | 0.3 | 1.6 |
| | (Parcels) | | (1) | | | (1) | | | | | | (4) | (1) | | (1) | (6) |
| Miscellaneous | Hectares | - | - | - | - | - | 2 | - | - | - | 2 | 7 | - | - | - | 7 |
| | (Parcels) | | | | | | (2) | | | | (2) | (9) | | | | (9) |
| Sub-total | Hectares | - | 2 | - | - | 2 | 2 | - | - | | 2 | 11 | 8.3 | - | 0.3 | 19.6 |
| | (Parcels) | | (1) | | | (1) | (2) | | | | (2) | (20) | (16) | | (1) | (37) |
| Annexed Area | Hectares | - | - | - | - | - | | | | | - | | | | | - |
| | (Parcels) | | | | | | | | | | | | | | | |
| Grand Total | Hectares | - | 2 | - | - | 2 | 2 | - | - | - | 2 | 11 | 8.3 | - | 0.3 | 19.6 |
| | (Parcels) | | (1) | | | (1) | (2) | - | - | - | (2) | (20) | (16) | | (1) | (37) |

Source: City of Edmonton, Planning and Development Department

## 5-4 Supply of IB, IM and IH Districted Land (Serviced and Unserviced)

There were 742 hectares of vacant industrial land (serviced and unserviced) designated for IB, IM and IH use within the City of Edmonton at the end of 1990 (Table 5-4). Of this supply, 47% is designated for IB use, 44% is designated for IM use and 9% is designated for IH use.

Figure 5-4 Supply of IB, IM and IH Land

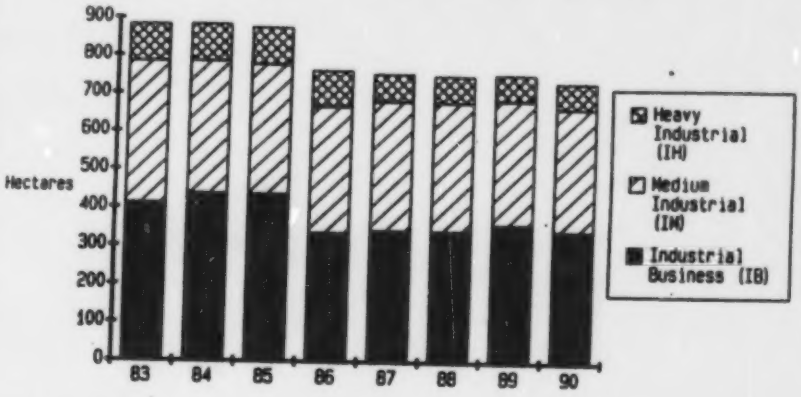



TABLE 5-4 YEAR-END SUPPLY OF SERVICED AND UNSERVICED IB, IM AND IH DISTRICTED LAND IN THE CITY OF EDMONTON, 1988 - 1990

| INDUSTRIAL PLAN AREAS | | 1988 IB | 1988 IM | 1988 IH | 1988 TOTAL | 1989 IB | 1989 IM | 1989 IH | 1989 TOTAL | 1990 IB | 1990 IM | 1990 IH | 1990 TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South | Hectares | 112 | 50 | - | 163 | 105 | 46 | - | 151 | 100 | 46 | - | 146 |
| | (Parcels) | (121) | (72) | | (193) | (117) | (68) | | (185) | (114) | (69) | | (183) |
| Southeast | Hectares | 119 | 120 | 32 | 271 | 119 | 117 | 32 | 268 | 117 | 117 | 32 | 266 |
| | (Parcels) | (140) | (169) | (51) | (360) | (140) | (166) | (50) | (356) | (133) | (168) | (50) | (351) |
| Northwest | Hectares | 83 | 135 | 22 | 240 | 82 | 130 | 20 | 232 | 78 | 127 | 20 | 225 |
| | (Parcels) | (131) | (160) | (47) | (338) | (135) | (155) | (46) | (336) | (142) | (164) | (46) | (352) |
| Northeast | Hectares | 15 | 19 | 12 | 46 | 14 | 19 | 12 | 45 | 13 | 19 | 12 | 44 |
| | (Parcels) | (56) | (285) | (66) | (407) | (55) | (285) | (66) | (406) | (54) | (285) | (66) | (405) |
| Miscellaneous | Hectares | 37 | 17 | 4 | 58 | 37 | 17 | 4 | 58 | 35 | 16 | 4 | 55 |
| | (Parcels) | (120) | (172) | (42) | (334) | (120) | (172) | (42) | (334) | (117) | (172) | (42) | (331) |
| Sub-total | Hectares | 366 | 341 | 70 | 777 | 357 | 329 | 68 | 754 | 343 | 325 | 68 | 736 |
| | (Parcels) | (568) | (858) | (206) | (1,632) | (567) | (846) | (204) | (1,617) | (560) | (858) | (204) | (1,622) |
| Annexed Area[1] | Hectares | - | - | - | 6 | | | | 6 | | | | 6 |
| | (Parcels) | | | | (1) | | | | (1) | | | | (1) |
| Grand Total | Hectares | 366 | 341 | 70 | 783 | 357 | 329 | 68 | 760 | 343 | 325 | 68 | 742 |
| | (Parcels) | (568) | (858) | (206) | (1,632) | (567) | (846) | (204) | (1,618) | (560) | (858) | (204) | (1,623) |

[1] Zoning in the annexed area has not yet been converted to City of Edmonton land use bylaw districts. For individual land use districts in this area, see Chapter 3 and Table 5-7

Source: City of Edmonton, Planning and Development Department

## 5-5 Supply of Industrial Reserve (AGI) Land

There were 734 hectares of vacant industrial reserve (AGI) land at the end of 1990 (Table 5-5). Most of this land (79%) is located within the Southeast and Northwest Industrial Plan Areas.

Figure 5-5 Supply of Industrial Reserve Land

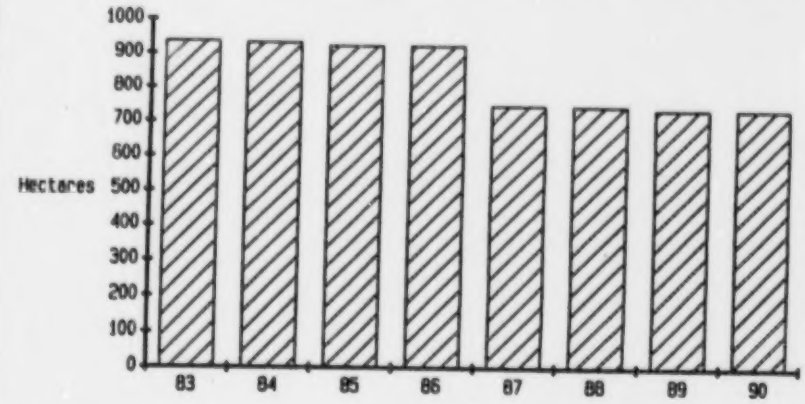



TABLE 5-5 YEAR-END SUPPLY OF INDUSTRIAL RESERVE (AGI) LAND IN THE CITY OF EDMONTON 1986 - 1990

| INDUSTRIAL PLAN AREAS | Hectares (Parcels) | 1986 AGI | 1987 AGI | 1988 AGI | 1989 AGI | 1990 AGI |
|---|---|---|---|---|---|---|
| South | Hectares | 144 | 129 | 129 | 129 | 129 |
| | (Parcels) | (9) | (4) | (4) | (4) | (4) |
| Southeast | Hectares | 427 | 363 | 361 | 360 | 360 |
| | (Parcels) | (45) | (44) | (43) | (42) | (42) |
| Northwest | Hectares | 314 | 226 | 226 | 217 | 216 |
| | (Parcels) | (43) | (52) | (52) | (50) | (49) |
| Northeast | Hectares | 34 | 29 | 29 | 29 | 29 |
| | (Parcels) | (118) | (171) | (171) | (171) | (171) |
| Miscellaneous | Hectares | 5 | - | - | - | - |
| | (Parcels) | (1) | | | | |
| Sub-total | Hectares | 924 | 747 | 745 | 735 | 734 |
| | (Parcels) | (216) | (271) | (270) | (267) | (266) |
| Annexed Area[1] | Hectares | - | - | - | - | - |
| | (Parcels) | | | | | |
| Total | Hectares | 924 | 747 | 745 | 735 | 734 |
| | (Parcels) | (216) | (271) | (270) | (267) | (266) |

[1] Zoning in the annexed areas has not yet been converted to City of Edmonton land use districts. For industrial land use districts in this area, see Chapter 3 and Table 5-7.

Source: City of Edmonton, Planning and Development Department

## 5-6 Supply of Vacant Industrial Land in the Annexed Area

There are six main areas of industrial land in the annexed area of the city. Of the total supply of 2,755 hectares of vacant industrial land in the annexed area, 89% is unserviced, 5% is fully serviced and 6% is serviced to rural standards. Most of the fully serviced land is located in Clover Bar or the Southeast (Annexed) area. Winterburn has the largest share (77%) of the land serviced to rural standards.

Figure 5-6 Supply of Vacant Industrial Land In the Annexed Area

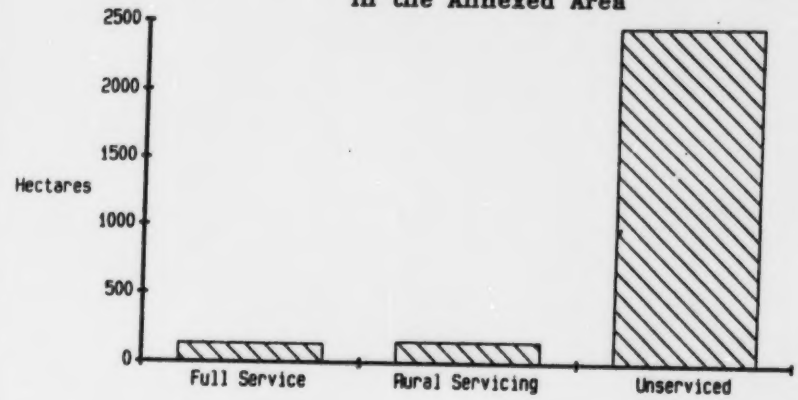



TABLE 5-6

YEAR-END SUPPLY OF VACANT INDUSTRIAL LAND IN THE CITY OF EDMONTON, (Annexed Area) 1990

| INDUSTRIAL AREAS | | INDUSTRIAL DEVELOPMENT (Approved 1990) | FULLY SERVICED (City Standards) | SERVICED (Rural Standards) | UNSERVICED | TOTAL |
|---|---|---|---|---|---|---|
| Clover Bar | Hectares | - | 61 | - | 548 | 609 |
| | (Parcels) | | (58) | | (21) | (79) |
| Lewis Farms | Hectares | - | - | - | 491 | 491 |
| | (Parcels) | | | | (18) | (18) |
| Mistatim | Hectares | - | 7 | 13 | 207 | 227 |
| | (Parcels) | | (4) | (15) | (13) | (32) |
| Ramparts | Hectares | | | | 6 | 6 |
| | (Parcels) | | | | (1) | (1) |
| Southeast (Annexed) | Hectares | 1.6 | 50 | 17 | 190 | 257 |
| | (Parcels) | (2) | (54) | (9) | (43) | (106) |
| Winterburn | Hectares | | | 119 | 604 | 723 |
| | (Parcels) | | | (159) | (20) | (179) |
| Yellowhead (West) | Hectares | | 17 | 6 | 419 | 442 |
| | (Parcels) | | (14) | (3) | (15) | (32) |
| Total | Hectares | 1.6 | 135 | 155 | 2,465 | 2,755 |
| | (Parcels) | (2) | (130) | (186) | (131) | (447) |

Source: City of Edmonton, Planning and Development Department

## 5-7 Industrial Land Redistricting

In 1990, 16 hectares of industrial land (vacant and built-on) were redistricted. This redistricting activity involved mainly single lots. The figures show changes from the industrial reserve category and the more traditional industrial uses to a focus on business uses permitted by the IB, DC5, or CB districts. In 1989, 25 hectares of industrial land were redistricted to other industrial districts and to non-industrial districts.

## 5-8 Industrial Land Subdivision Activity

During 1990, 93 hectares of industrial land (vacant and built-on) were subdivided. In 1989, 144 hectares of industrial land (vacant and built-on) were subdivided.

TABLE 5-7 INDUSTRIAL LAND REDISTRICTING (DEVELOPED AND VACANT) 1990

| Plan Area | Land Use District Change From | To | Area (Hectares) |
|---|---|---|---|
| South | - | - | - |
| Southeast | IM | IB | 1.9 |
| | AGI | IM | 4.6 |
| Northwest | IM | IB | 0.8 |
| | AGI | IB | 0.9 |
| Northeast | - | - | - |
| Miscellaneous | IM | CB2 | 1.6 |
| | IM | CB1 | 0.4 |
| | IH | CB2, IB | 1.8 |
| | IH | IB | 0.6 |
| | IM | DC5 | 2.3 |
| | IB | US | 0.7 |
| Annexed Area | RR | IM | 0.8 |
| TOTAL | | | 16.4 |

Source: City of Edmonton, Planning and Development Department

## 6. CITY-OWNED VACANT INDUSTRIAL LAND

### 6-1 City-Owned Industrial Land

At the end of 1990, the City of Edmonton owned 355 hectares of vacant industrial land. Of this total, IB land is 25%, IM land is 32%, IH land is 6% and AGI land is 37%. Approximately 256 hectares are fully serviced.

Figure 6-1 Supply of Vacant City-Owned Industrial Land

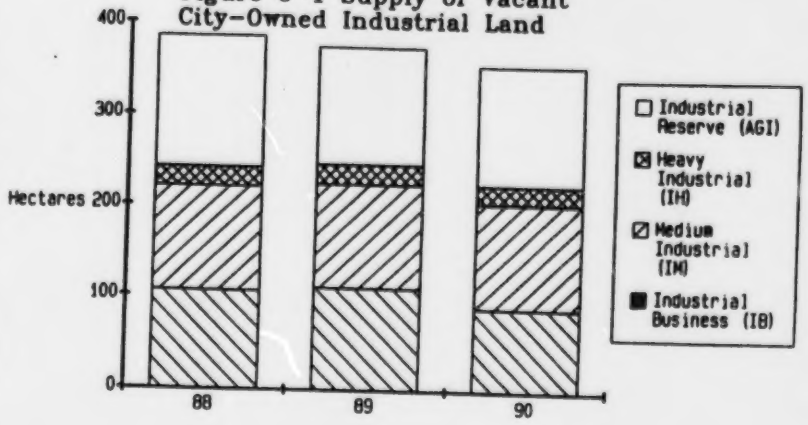



TABLE 6-1

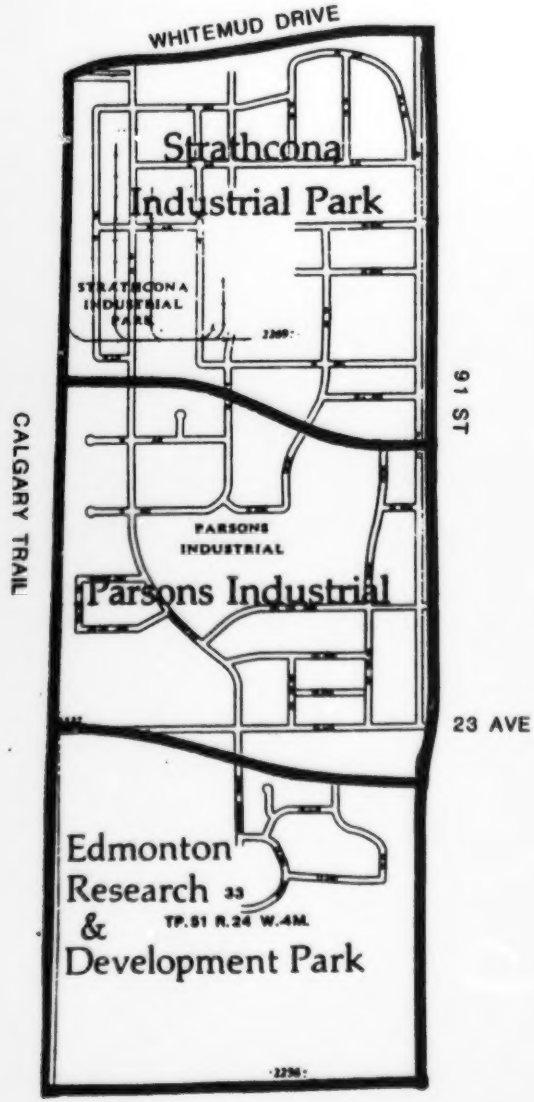
SUPPLY OF CITY-OWNED VACANT INDUSTRIAL LAND IN THE CITY OF EDMONTON, 1988 - 1990
(Hectares)

| INDUSTRIAL PLAN AREAS | | 1988 IB | 1988 IM | 1988 IH | 1988 AGI | 1988 TOTAL | 1989 IB | 1989 IM | 1989 IH | 1989 AGI | 1989 TOTAL | 1990 IB | 1990 IM | 1990 IH | 1990 AGI | 1990 TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South | Hectares | 32 | 17 | - | 1 | 50 | 40 | 31 | - | 1 | 72 | 24 | 19 | - | 1 | 44 |
| | (Parcels) | (36) | (20) | | (3) | (59) | (47) | (43) | | (3) | (93) | (33) | (30) | | (3) | (66) |
| Southeast | Hectares | 36 | 42 | 5 | 81 | 164 | 35 | 30 | 6 | 64 | 135 | 34 | 40 | 5 | 64 | 143 |
| | (Parcels) | (60) | (63) | (9) | (5) | (137) | (60) | (62) | (9) | (5) | (136) | (59) | (66) | (9) | (8) | (142) |
| Northwest | Hectares | 21 | 21 | 5 | 47 | 94 | 17 | 24 | 5 | 47 | 93 | 13 | 24 | 4 | 50 | 91 |
| | (Parcels) | (29) | (29) | (13) | (5) | (76) | (29) | (37) | (13) | (5) | (84) | (20) | (38) | (11) | (13) | (82) |
| Northeast | Hectares | 12 | 9 | 11 | 14 | 46 | 12 | 9 | 11 | 14 | 46 | 11 | 10 | 11 | 16 | 48 |
| | (Parcels) | (33) | (137) | (46) | (88) | (304) | (33) | (138) | (47) | (88) | (306) | (39) | (141) | (56) | (52) | (288) |
| Miscellaneous | Hectares | 5 | 6 | - | - | 11 | 6 | 3 | - | - | 9 | 7 | 3 | - | - | 10 |
| | (Parcels) | (10) | (58) | | | (68) | (11) | (59) | | | (70) | (15) | (60) | | | (75) |
| Annexed Area | Hectares | - | 20 | - | - | 20 | - | 17 | - | 2 | 19 | - | 19 | - | - | 19 |
| | (Parcels) | | (34) | | | (34) | | (28) | | (1) | (29) | | (31) | | | (31) |
| TOTAL | Hectares | 106 | 115 | 21 | 143 | 385 | 110 | 114 | 22 | 128 | 374 | 89 | 115 | 20 | 131 | 355 |
| | (Parcels) | (168) | (341) | (68) | (101) | (678) | (180) | (367) | (69) | (102) | (718) | (166) | (366) | (76) | (76) | (684) |

Source: City of Edmonton, Planning and Development Department

MAP 2-1

# SOUTH INDUSTRIAL OUTLINE PLAN AREA



MAP 2-2

# EDMONTON RESEARCH AND DEVELOPMENT PARK

Full Servicing (Access to sanitary and storm sewers, water, and roads)

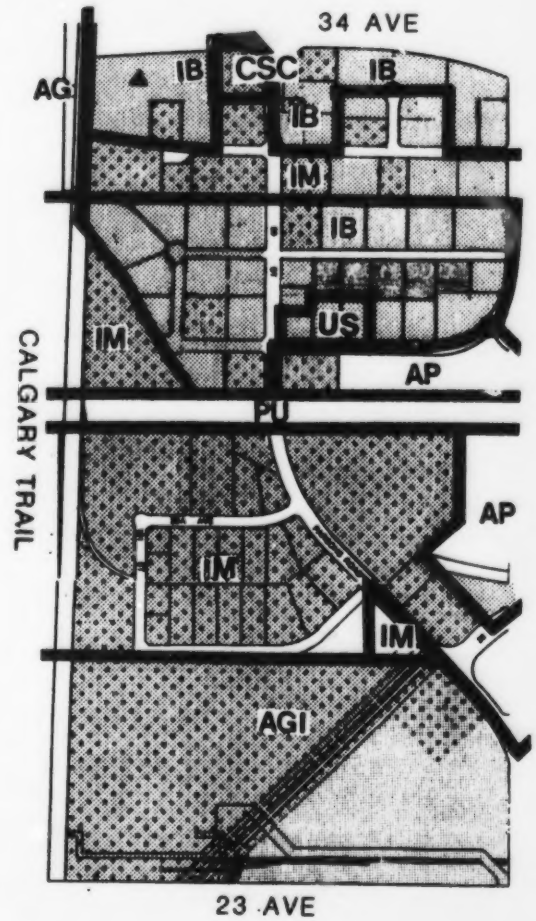
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

MAP 2-3

# PARSONS (WEST)

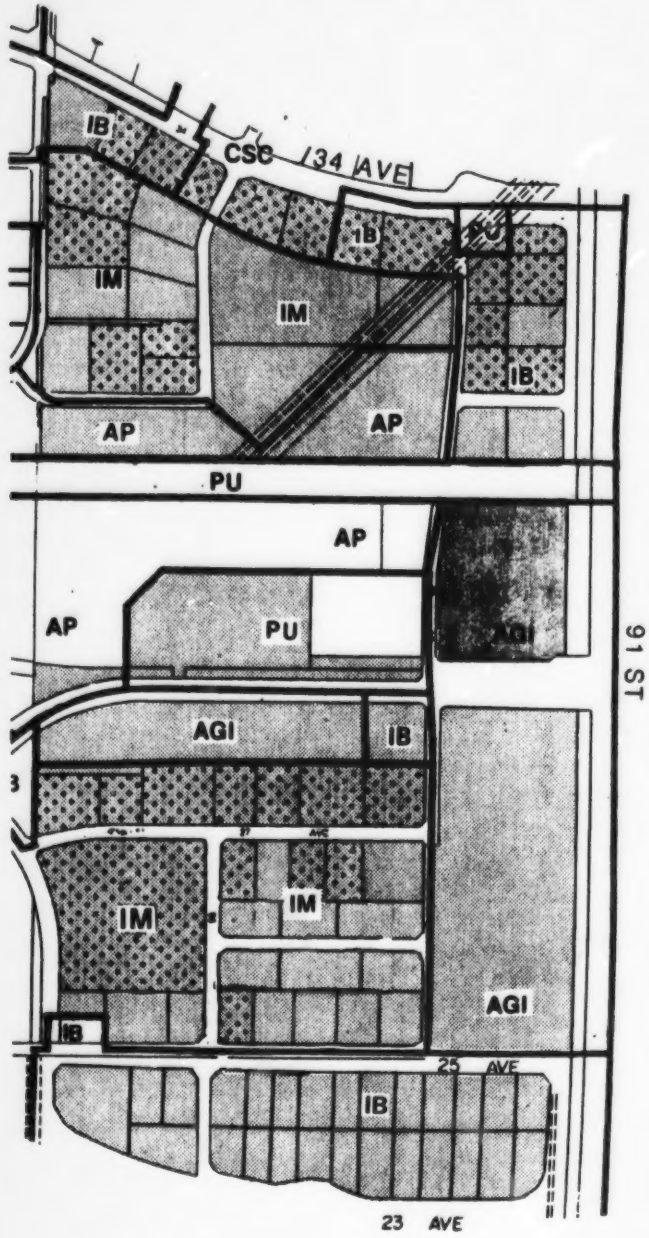



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land




MAP 2-4

# PARSONS (EAST)

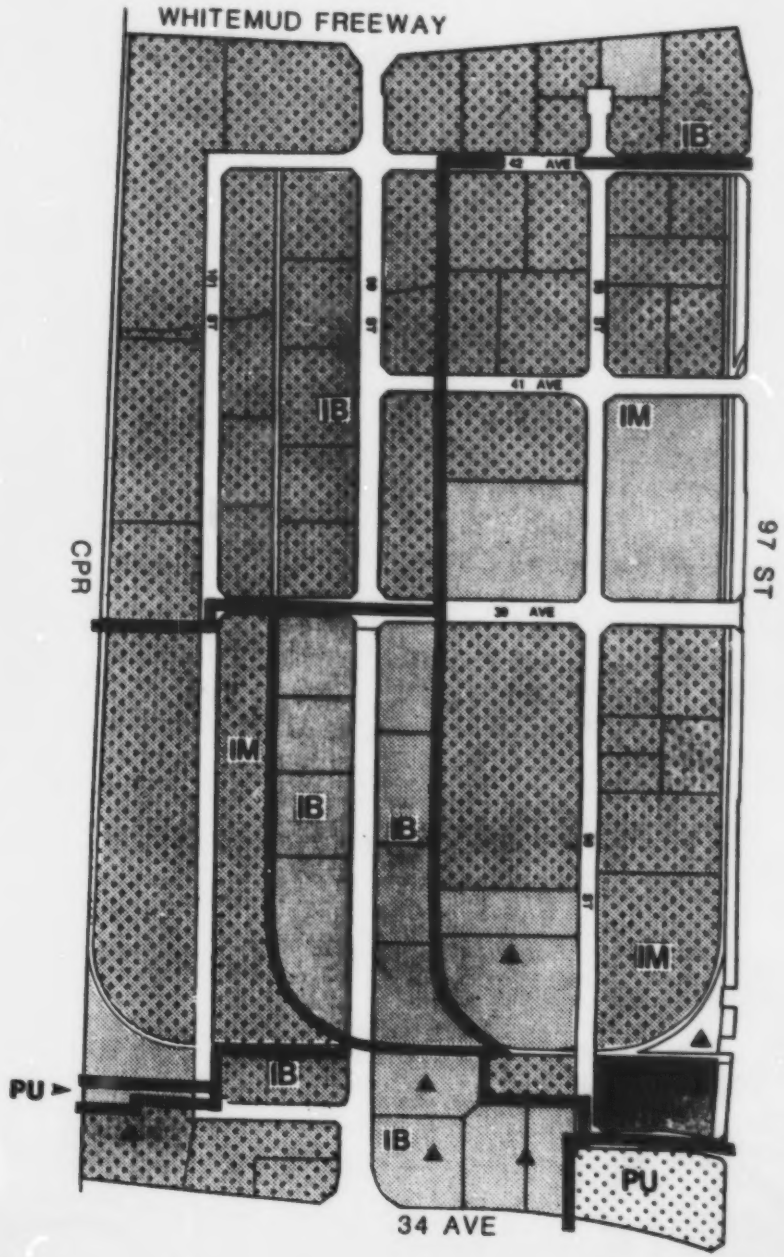
Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

MAP 2-5

# STRATHCONA (WEST)

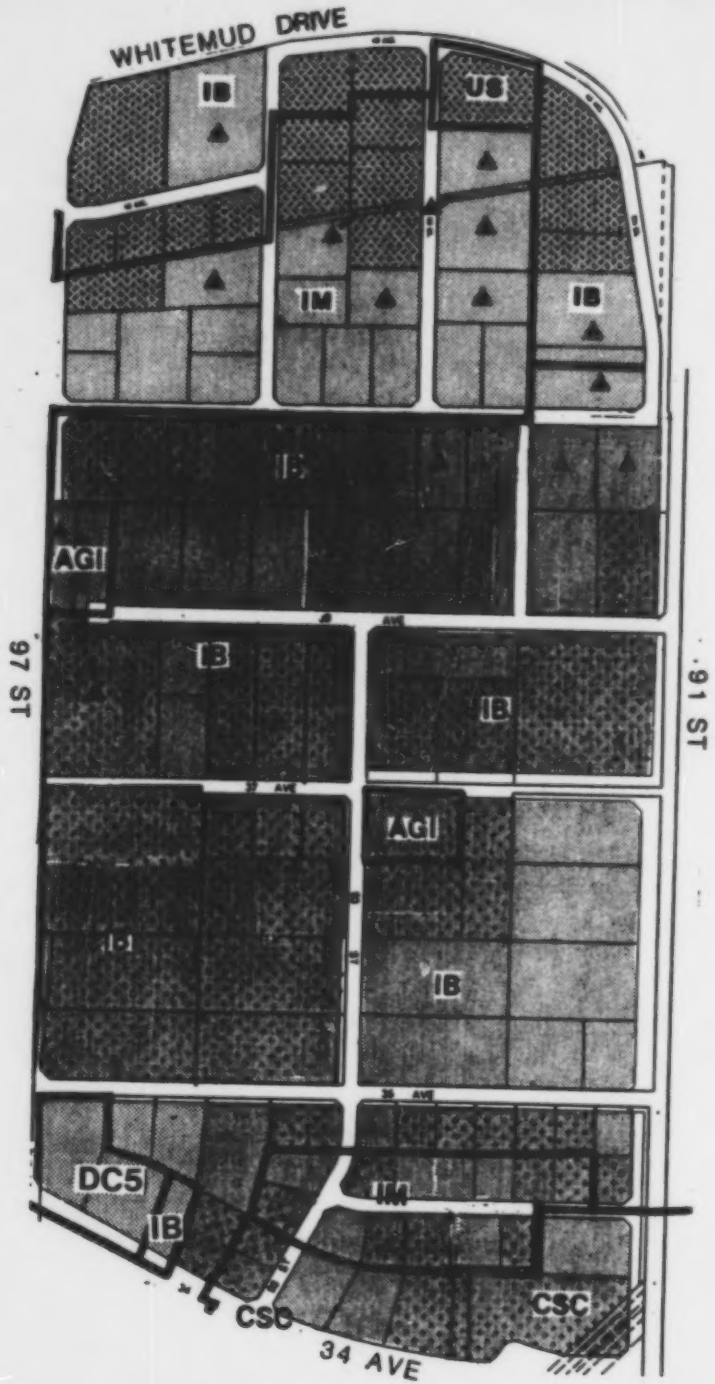



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land




MAP 2-6

# STRATHCONA (EAST)

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

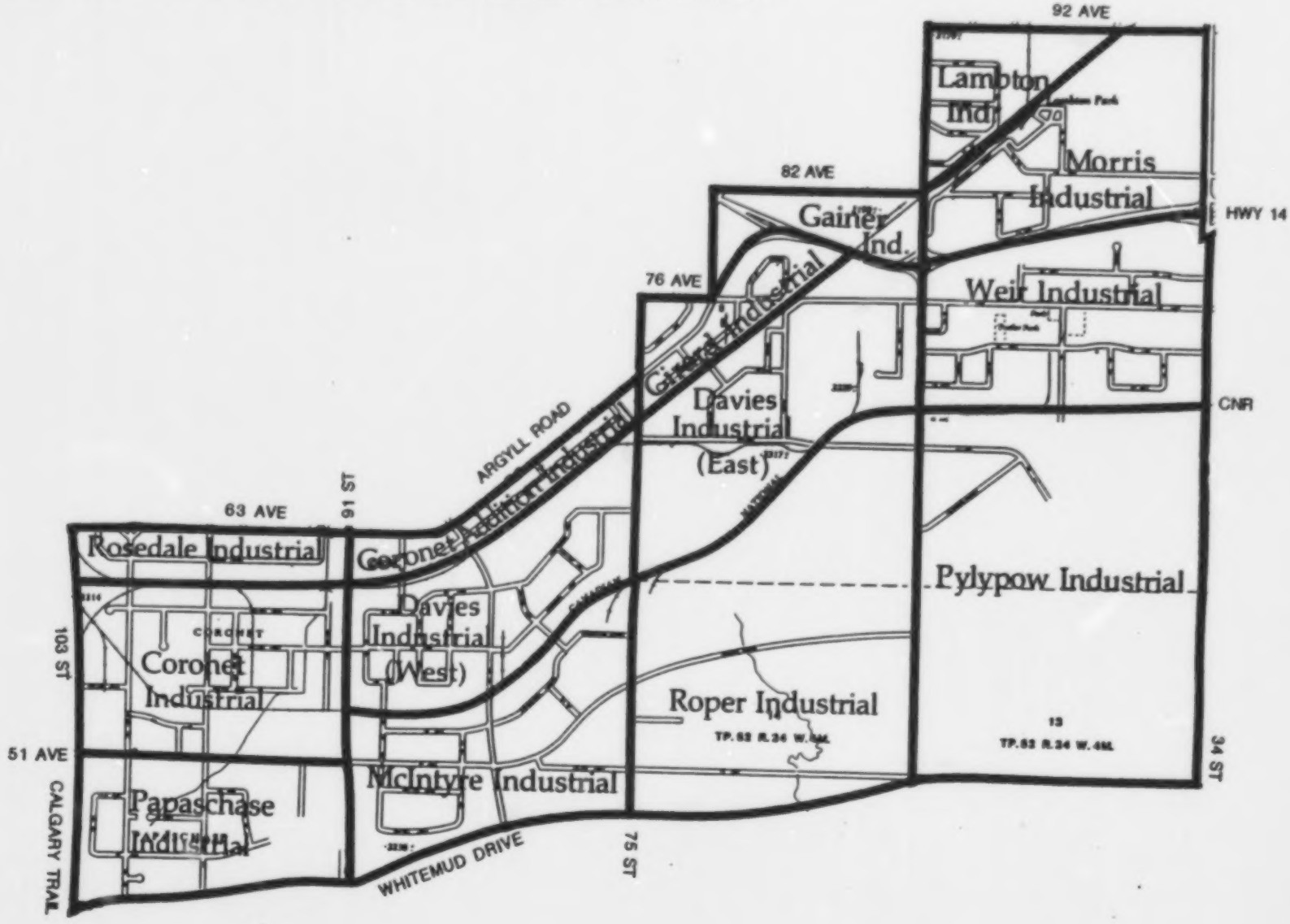
Developed (built upon) Parcels

▲ City Owned Industrial Land

△ Partial City Ownership

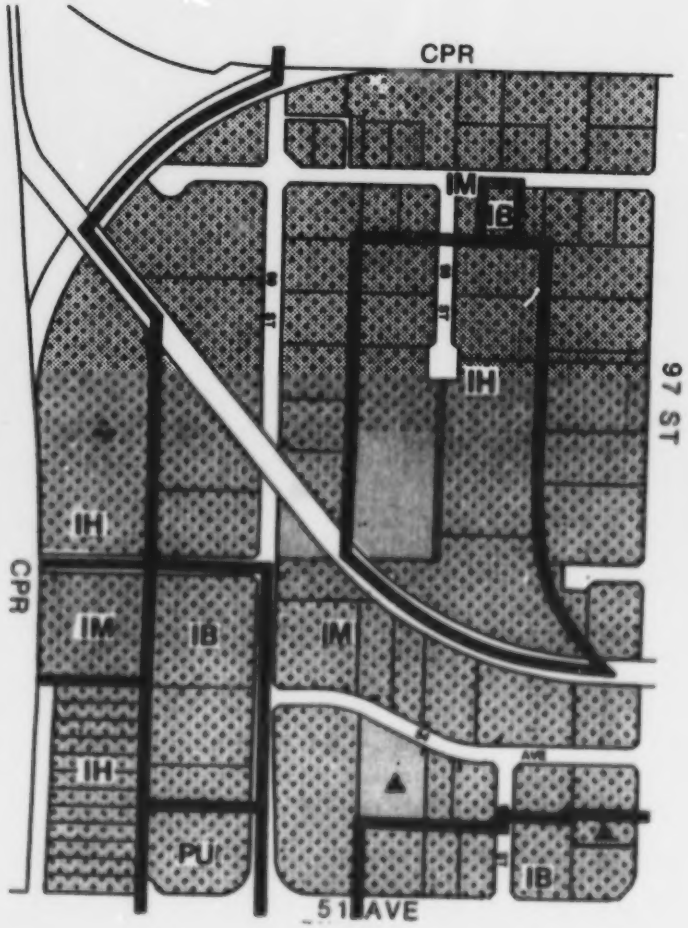
MAP 3-1

# SOUTHEAST INDUSTRIAL OUTLINE PLAN AREA



MAP 3-2

# CORONET (WEST)




Full Servicing (Access to sanitary and storm sewers, water, and roads)

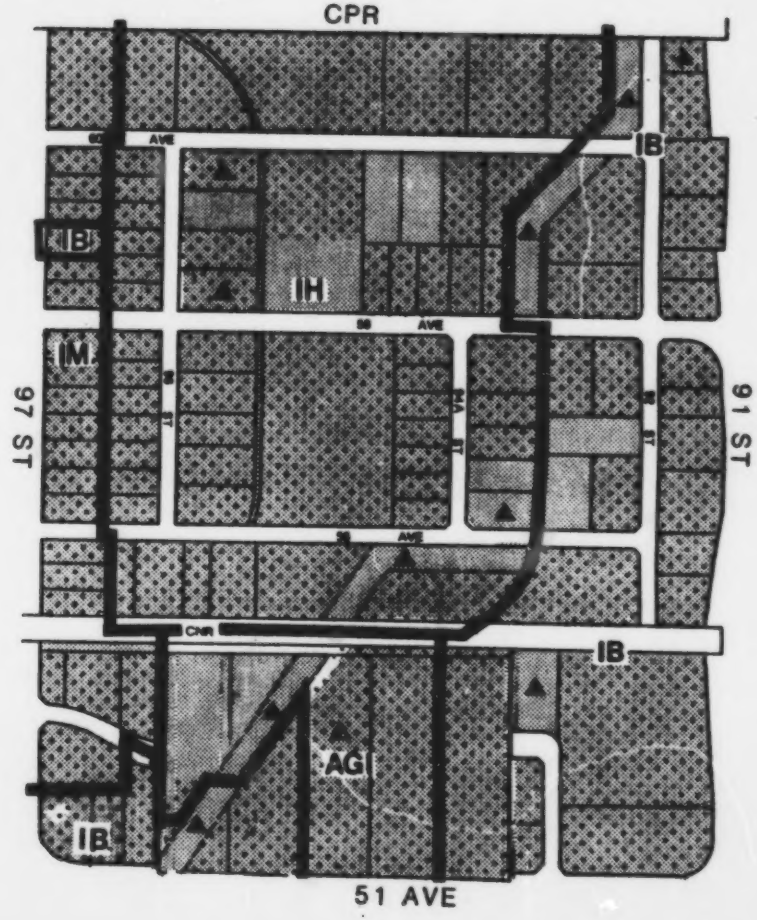
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

MAP 3-3

# CORONET (EAST)




Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

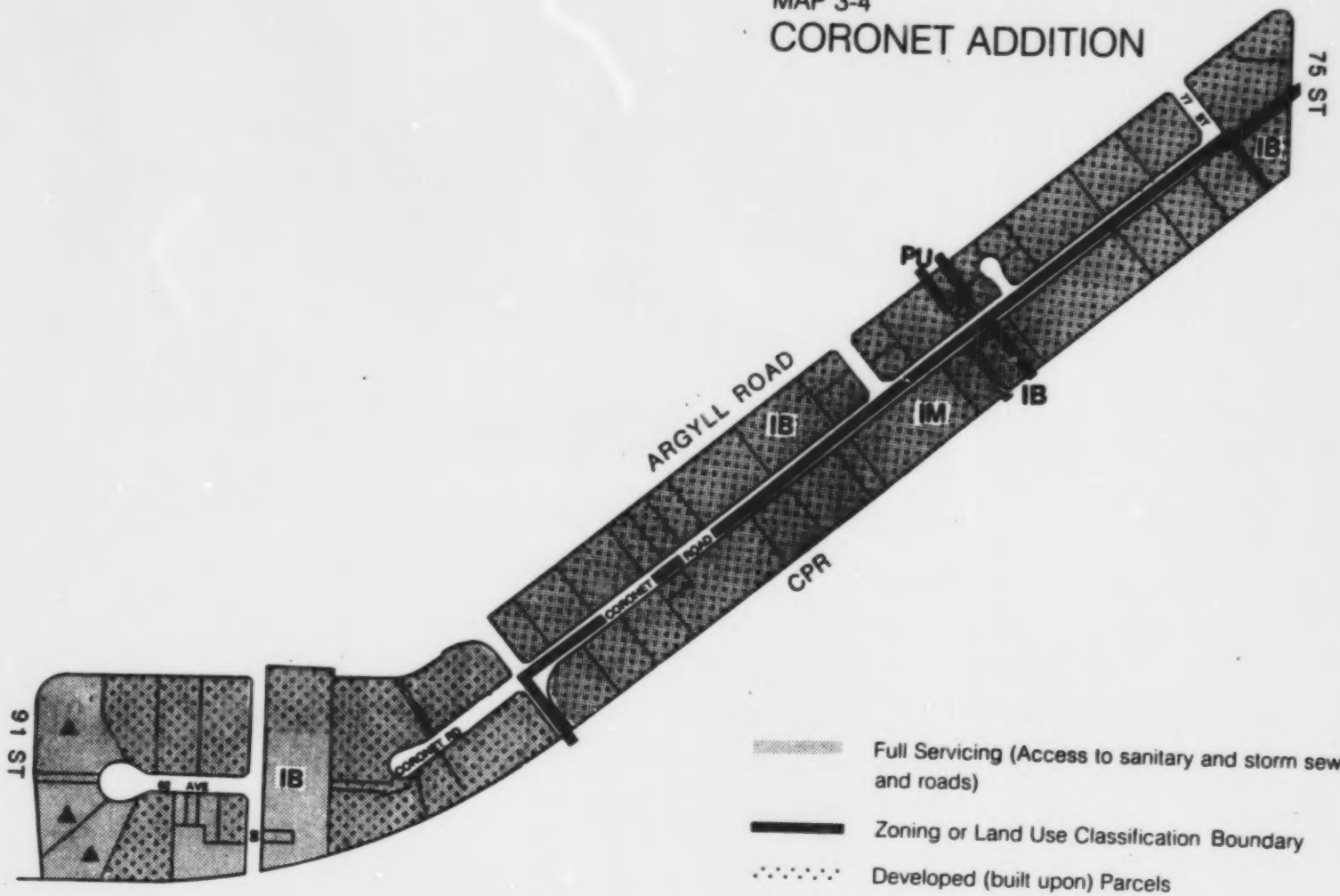
Developed (built upon) Parcels

▲ City Owned Industrial Land

△ Partial City Ownership

MAP 3-4

# CORONET ADDITION




Full Servicing (Access to sanitary and storm sewers, water and roads)

Zoning or Land Use Classification Boundary

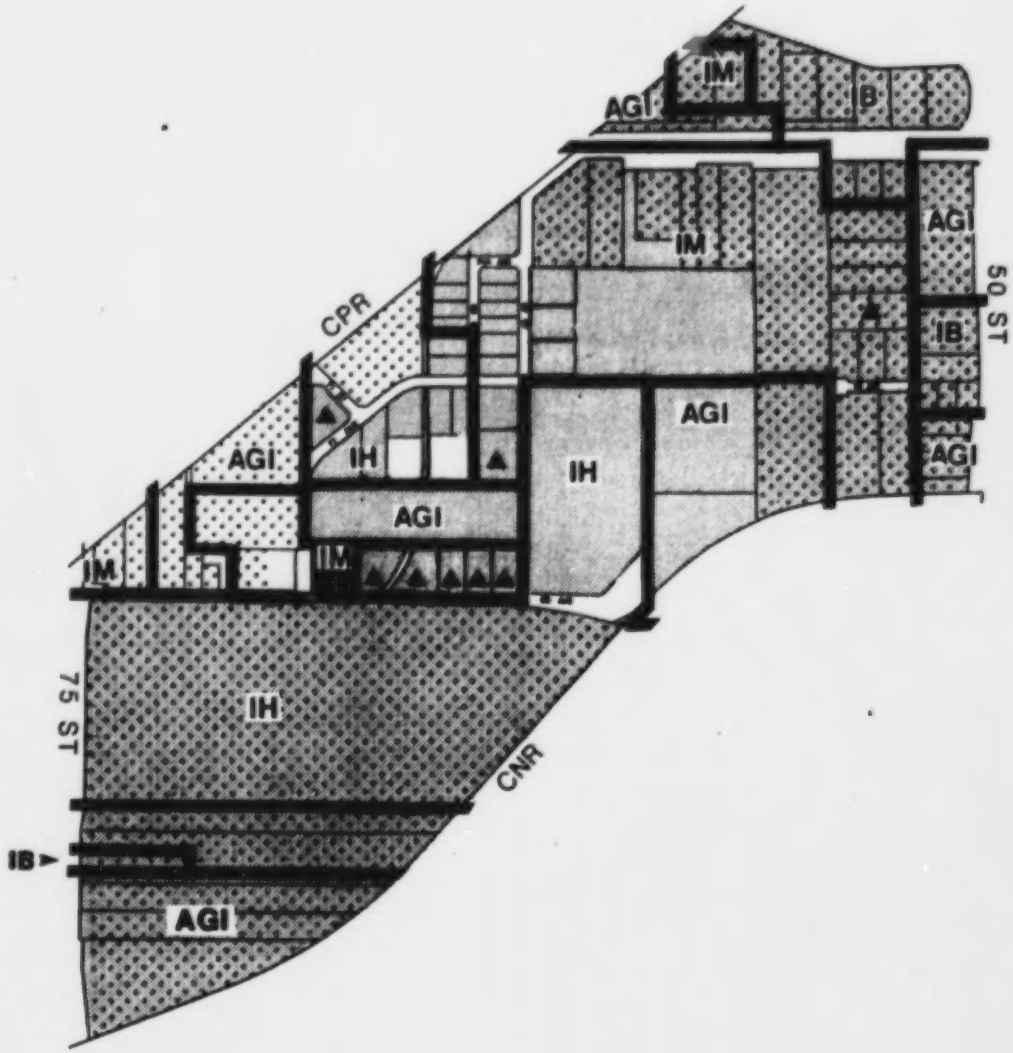
Developed (built upon) Parcels

▲ City Owned Industrial Land

△ Partial City Ownership

MAP 3-5

# DAVIES (EAST)




Full Servicing (Access to sanitary and storm sewers, water and roads)

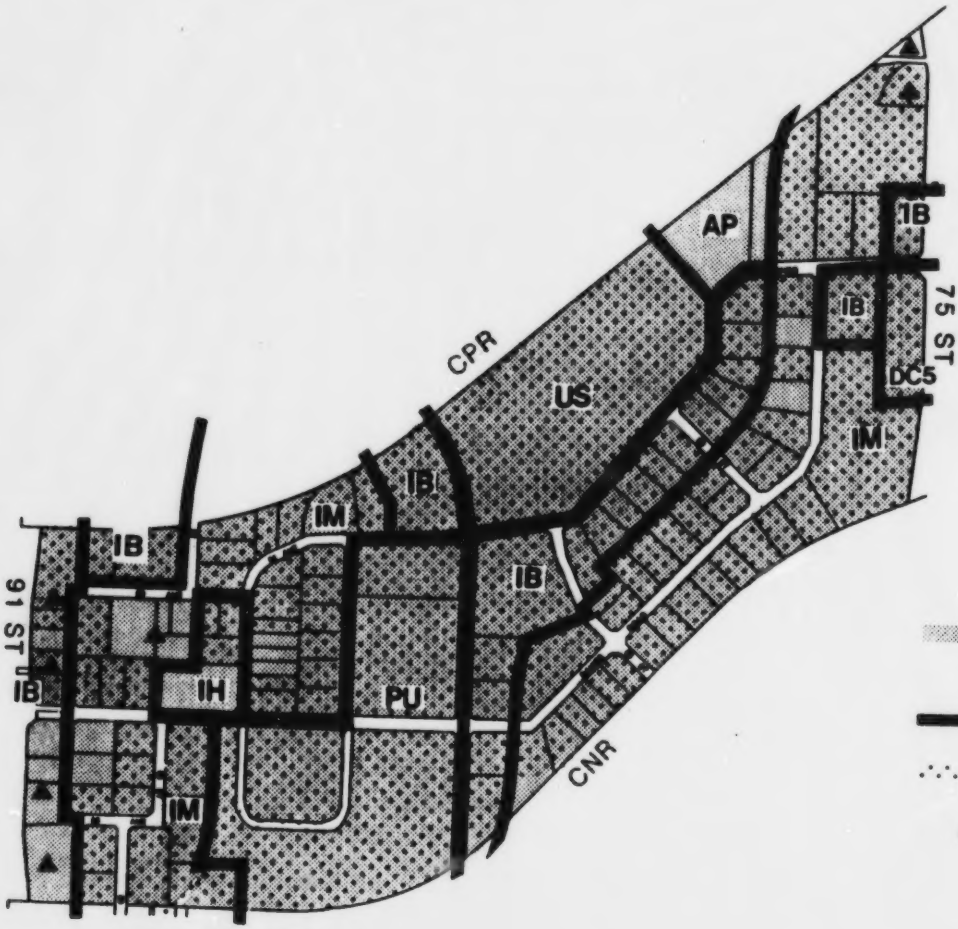
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

MAP 3-6

# DAVIES (WEST)




Full Servicing (Access to sanitary and storm sewers, water, and roads)

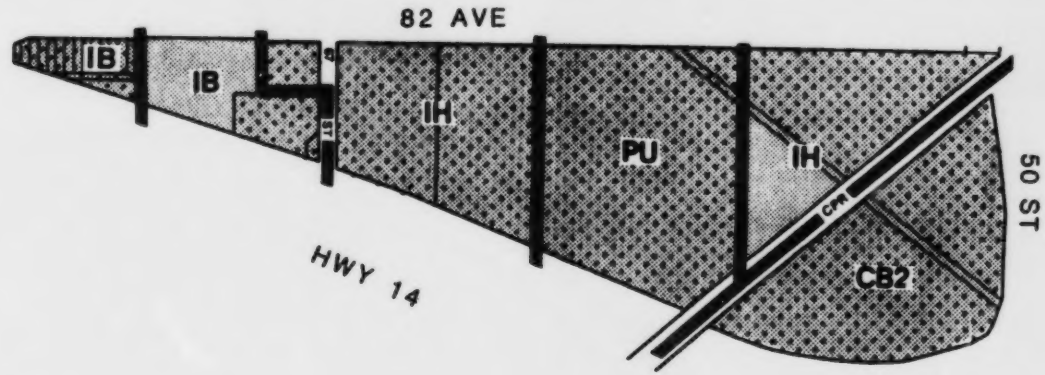
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

City Owned Industrial Land

MAP 3-7

# GAINER



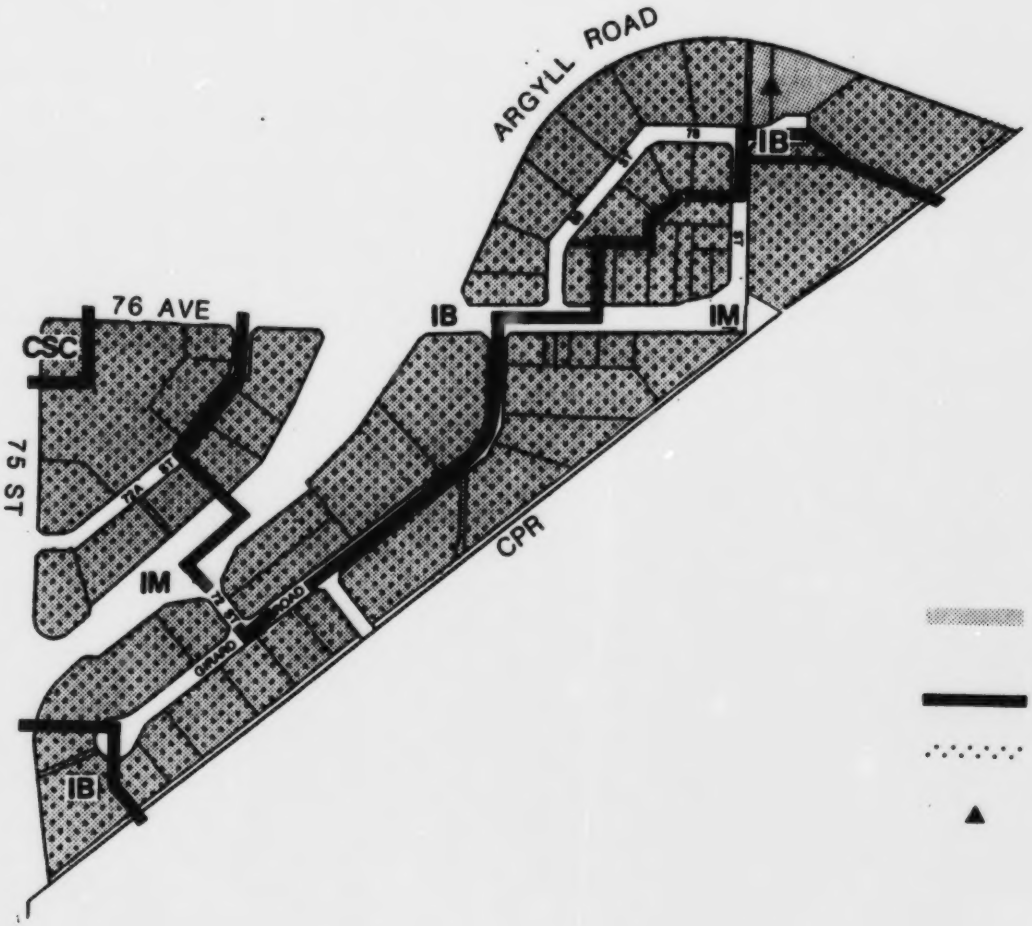

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

Replot Areas – Tentative and Approved

MAP 3-8
# GIRARD




Full Servicing (Access to sanitary and storm sewers, water, and roads)

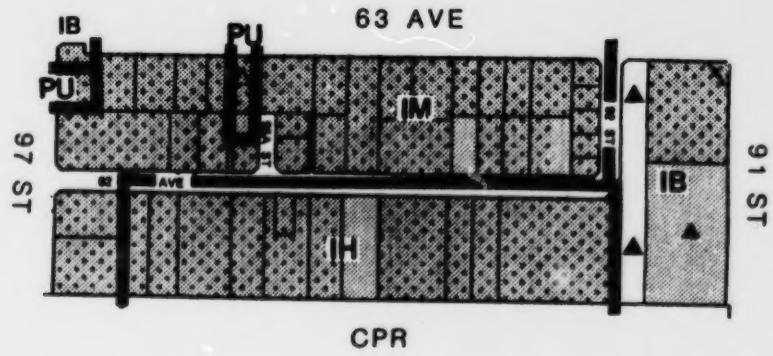
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

City Owned Industrial Land

MAP 3-9

# HAZELDEAN




Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

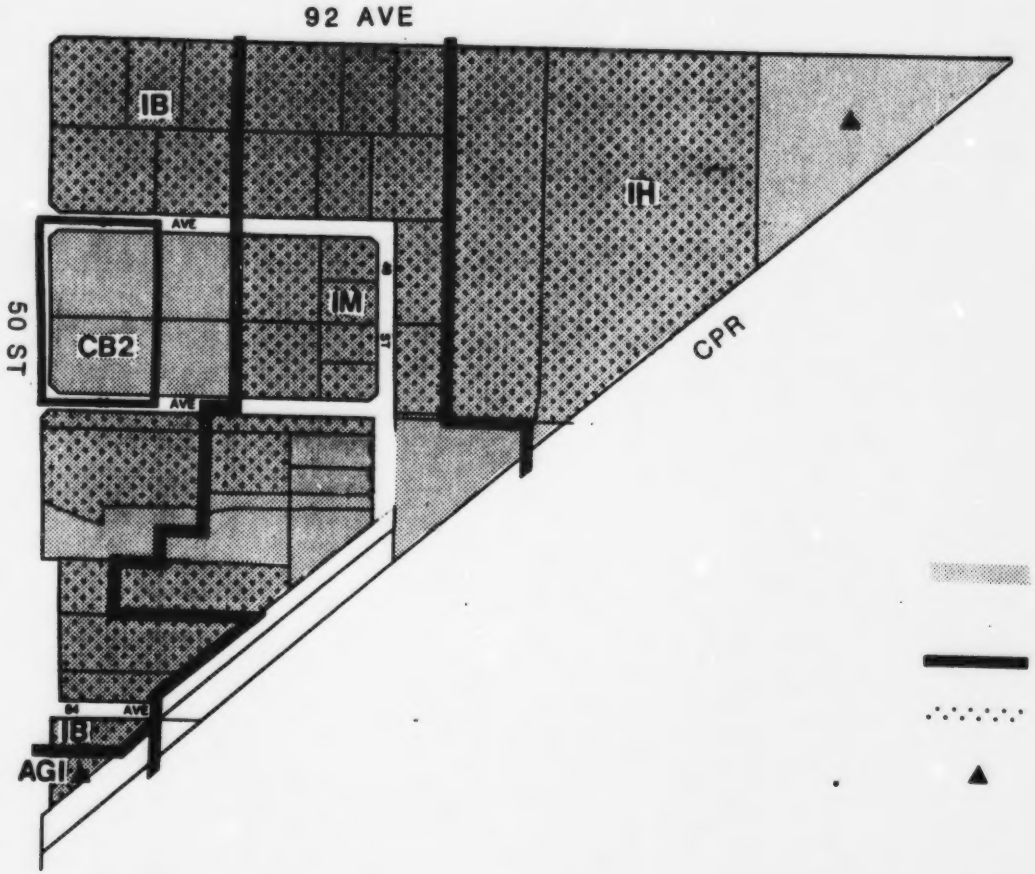
Developed (built upon) Parcels

▲ City Owned Industrial Land

△ Partial City Ownership

MAP 3-10

# LAMBTON PARK




Full Servicing (Access to sanitary and storm sewers, water, and roads)

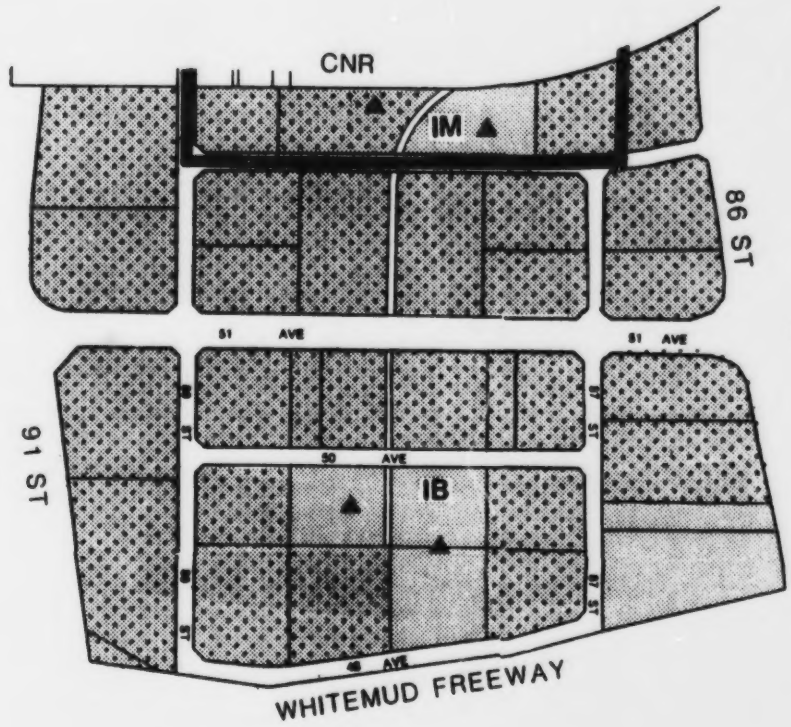
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

MAP 3-11

# McINTYRE (WEST)




Full Servicing (Access to sanitary and storm sewers, water, and roads)

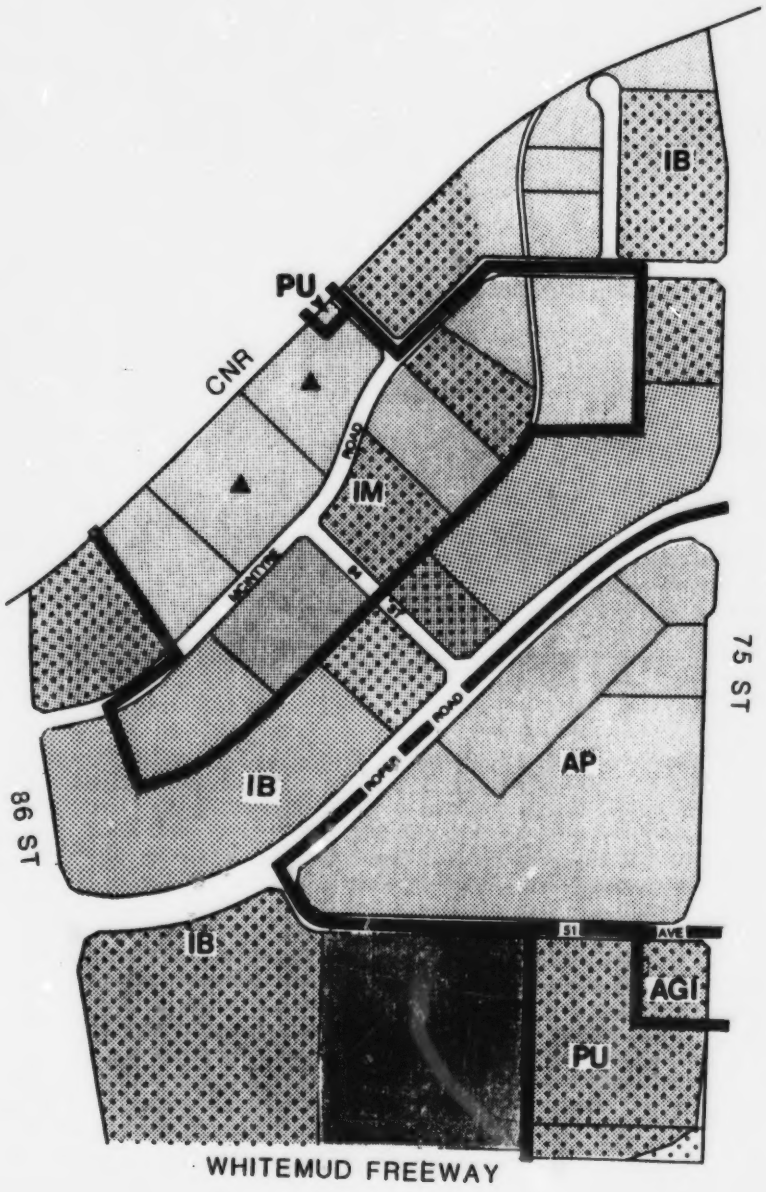
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

MAP 3-12

# McINTYRE (EAST)




Full Servicing (Access to sanitary and storm sewers, water, and roads)

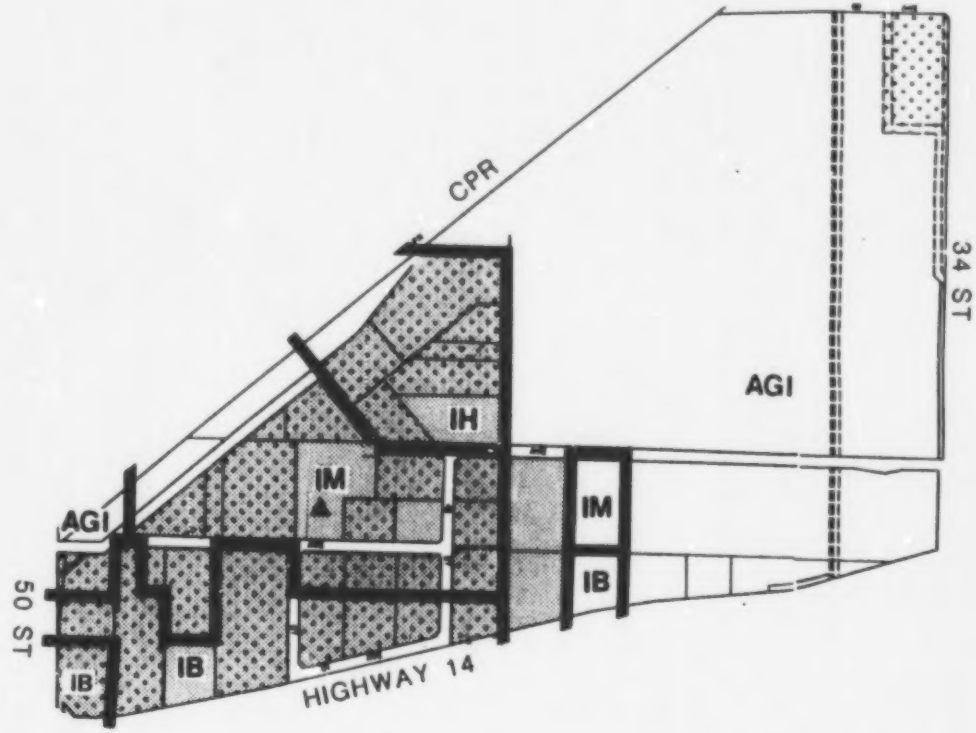
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

MAP 3-13

# MORRIS




Full Servicing (Access to sanitary and storm sewers, water, and roads)

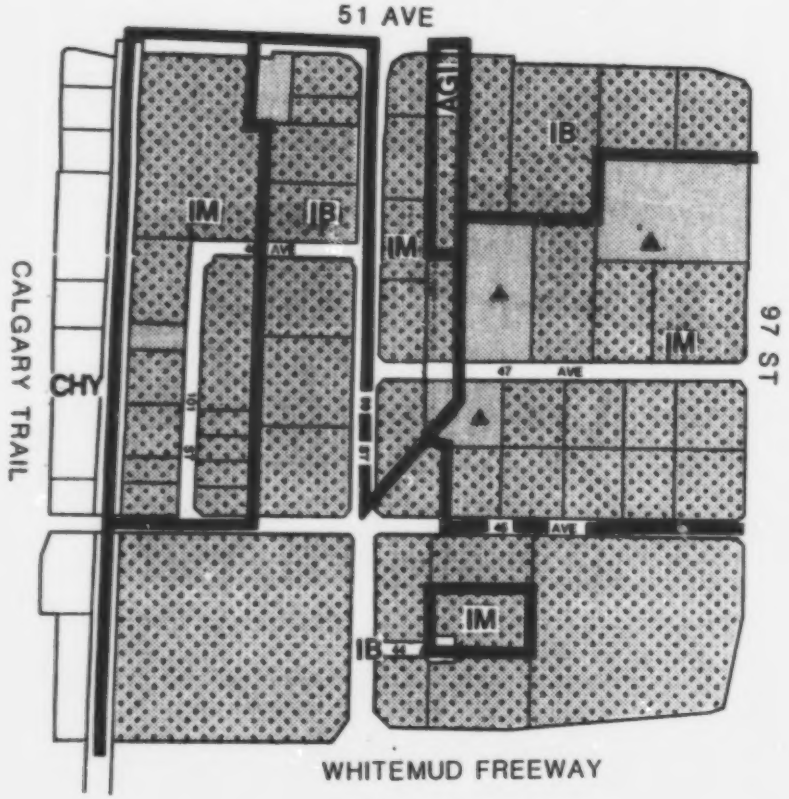
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

MAP 3-14

# PAPACHASE (WEST)




Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

City Owned Industrial Land

MAP 3-15

# PAPASCHASE (EAST)

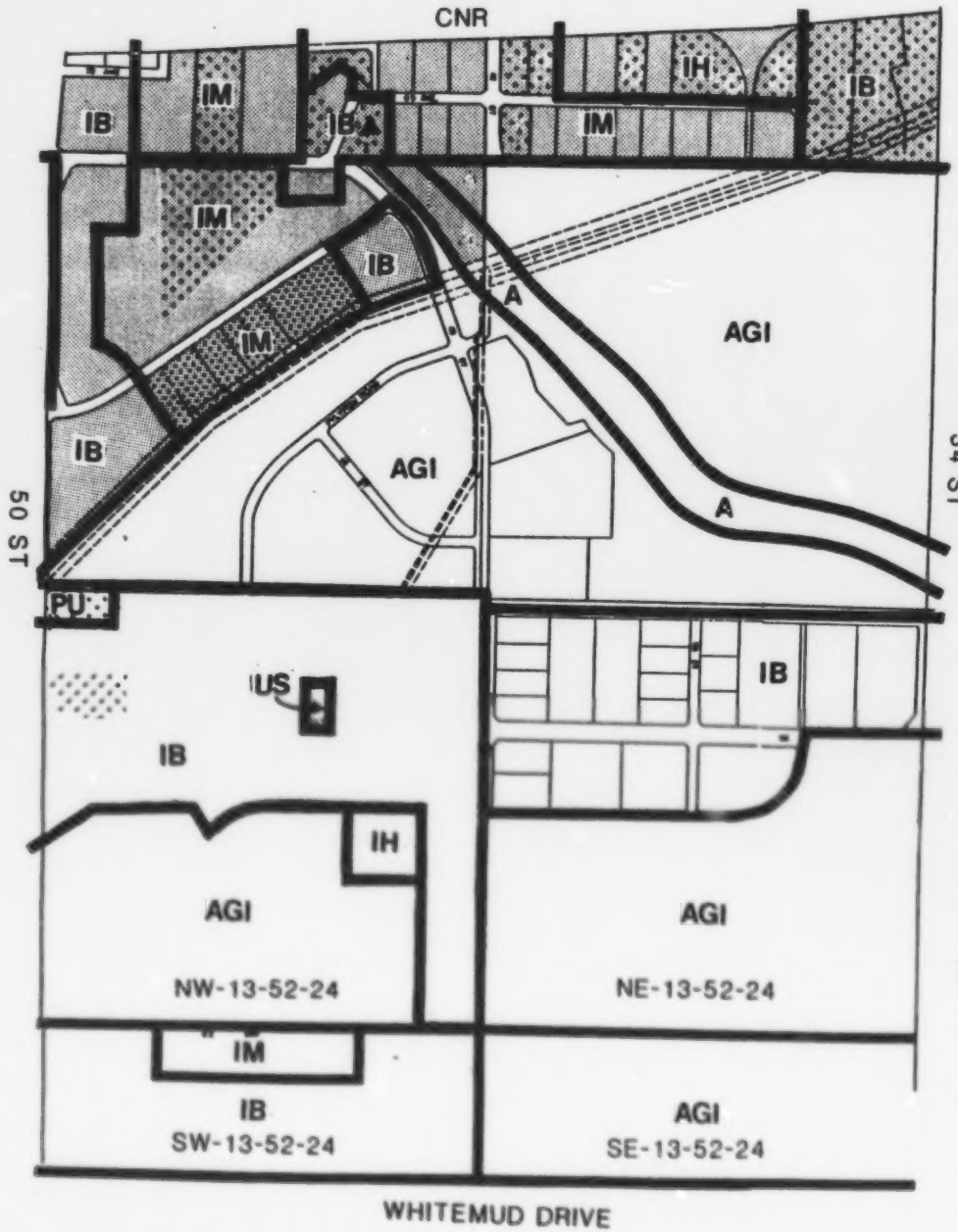
Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

△ Partial City Ownership




MAP 3-16

# PYLYPOW

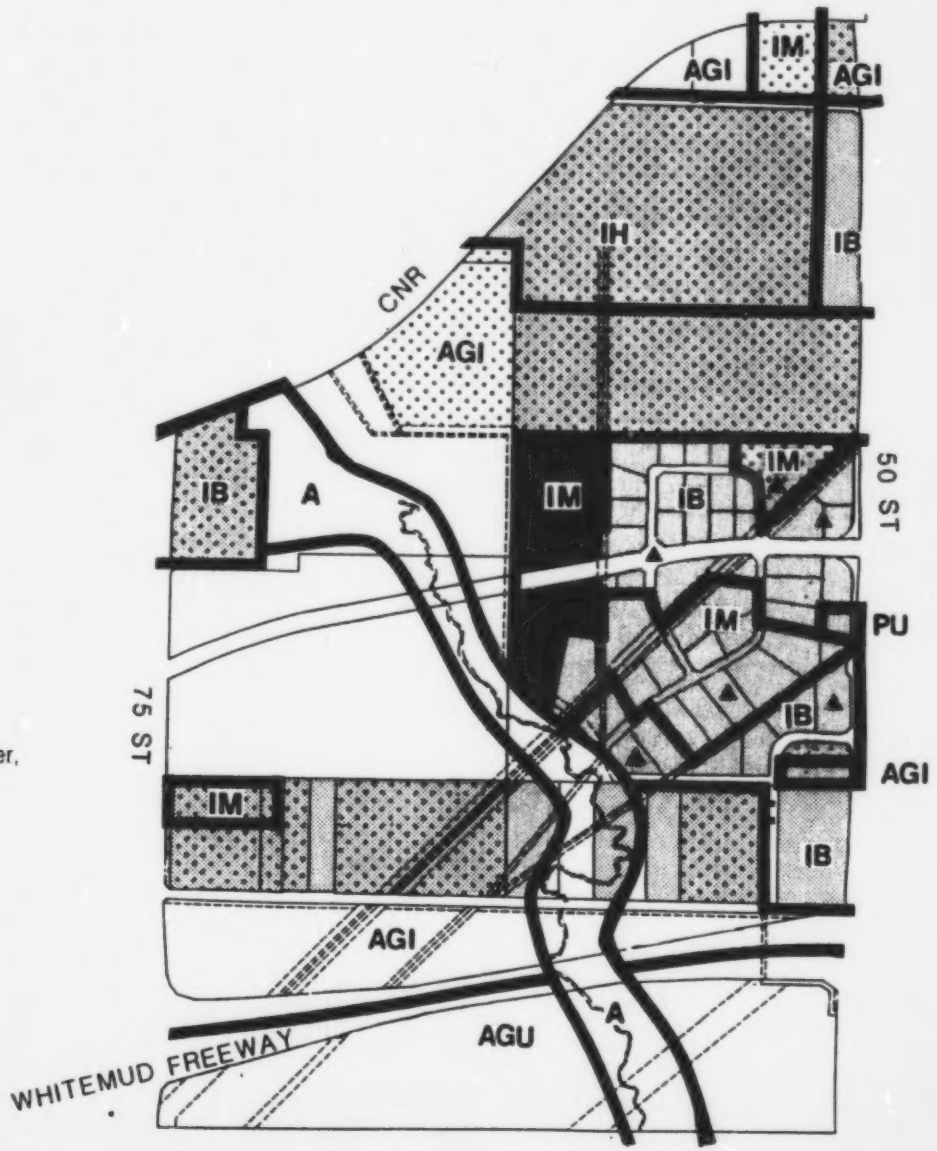
Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

MAP 3-17
# ROPER




Full Servicing (Access to sanitary and storm sewers, water, and roads)

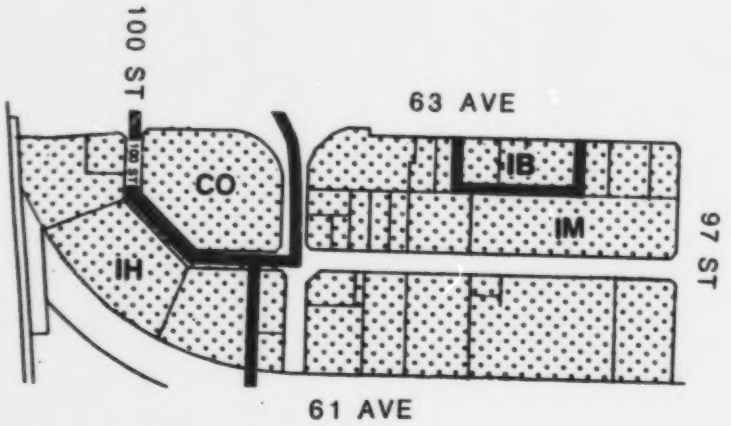
Partial Servicing (Access to one or more but not all of the above)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

MAP 3-18
# ROSEDALE



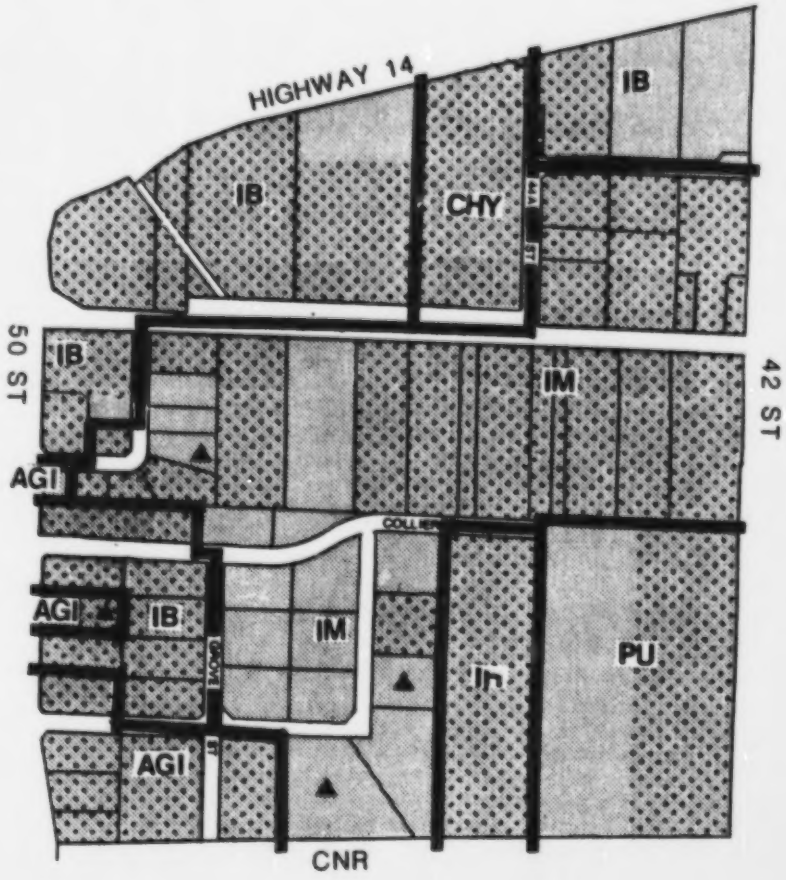

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

MAP 3-19

# WEIR (WEST)




Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

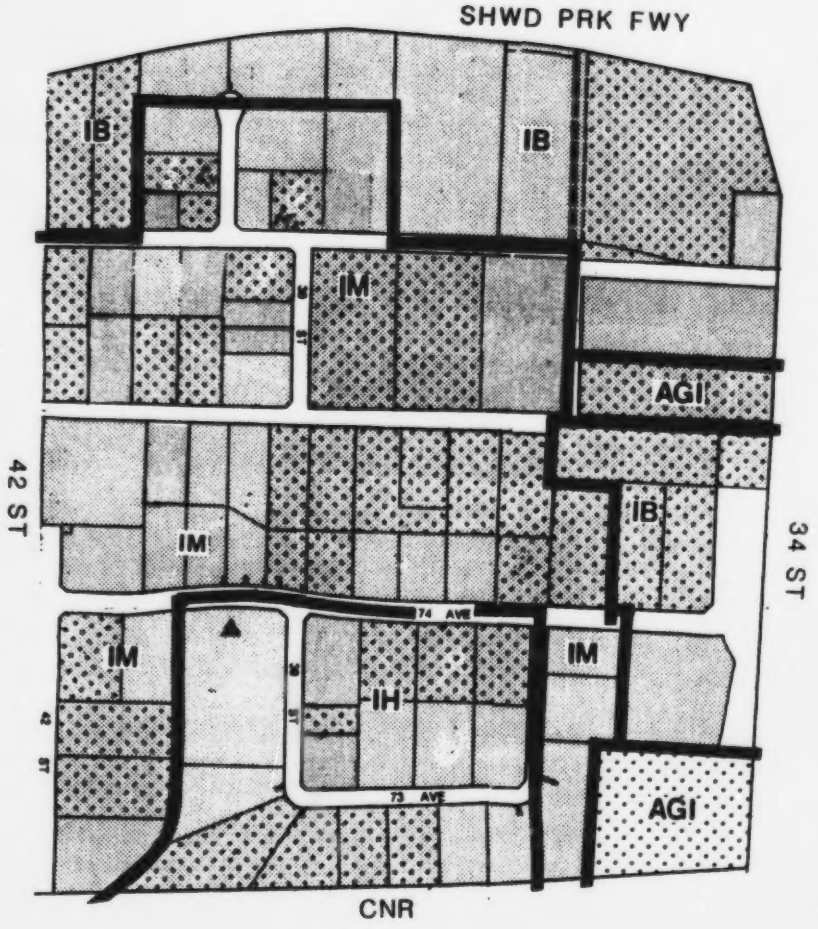
Developed (built upon) Parcels

▲ City Owned Industrial Land

△ Partial City Ownership

MAP 3-20

# WEIR (EAST)




Full Servicing (Access to sanitary and storm sewers, water, and roads)

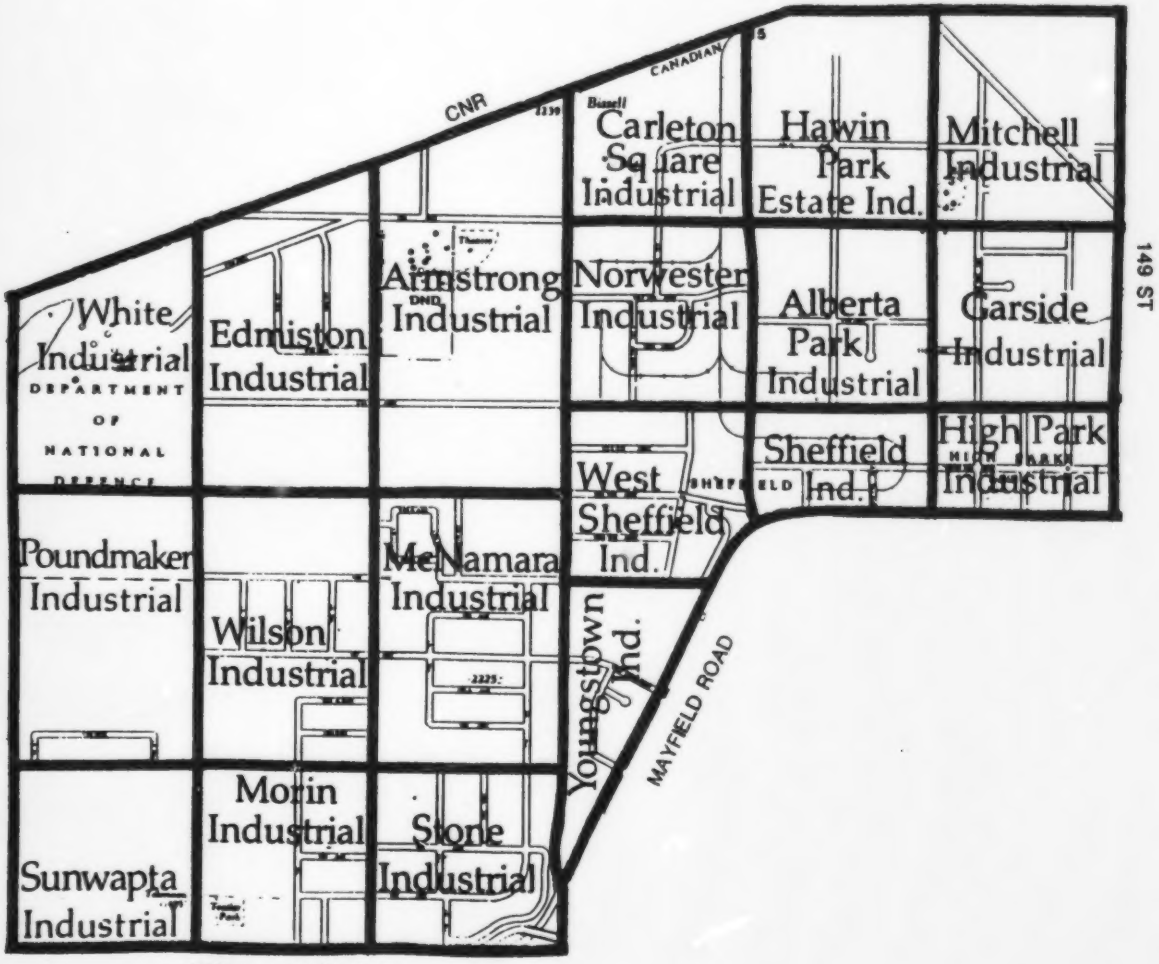
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

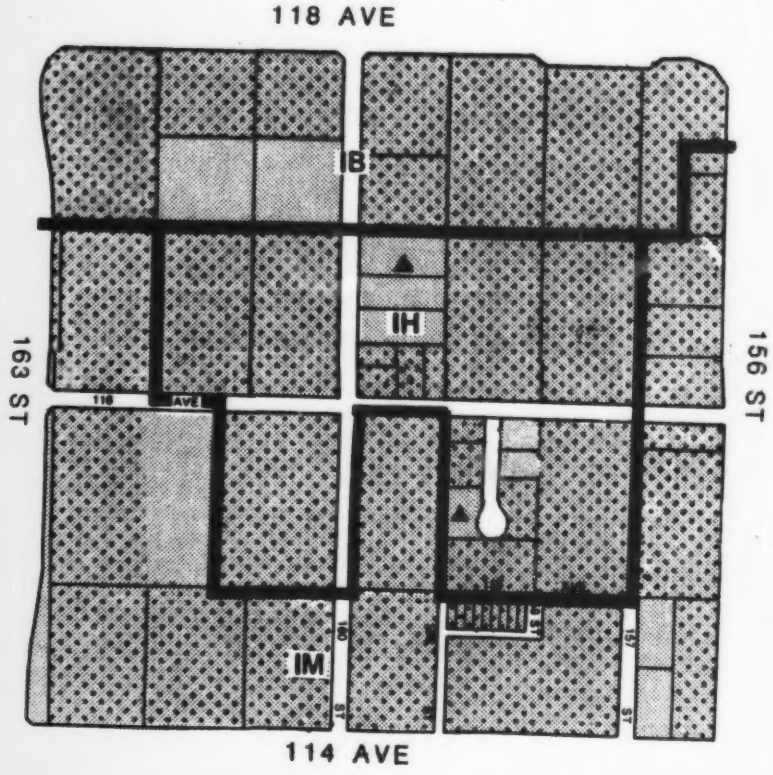
MAP 4-1

# NORTHWEST INDUSTRIAL OUTLINE PLAN AREA



MAP 4-2

# ALBERTA PARK




Full Servicing (Access to sanitary and storm sewers, water, and roads)

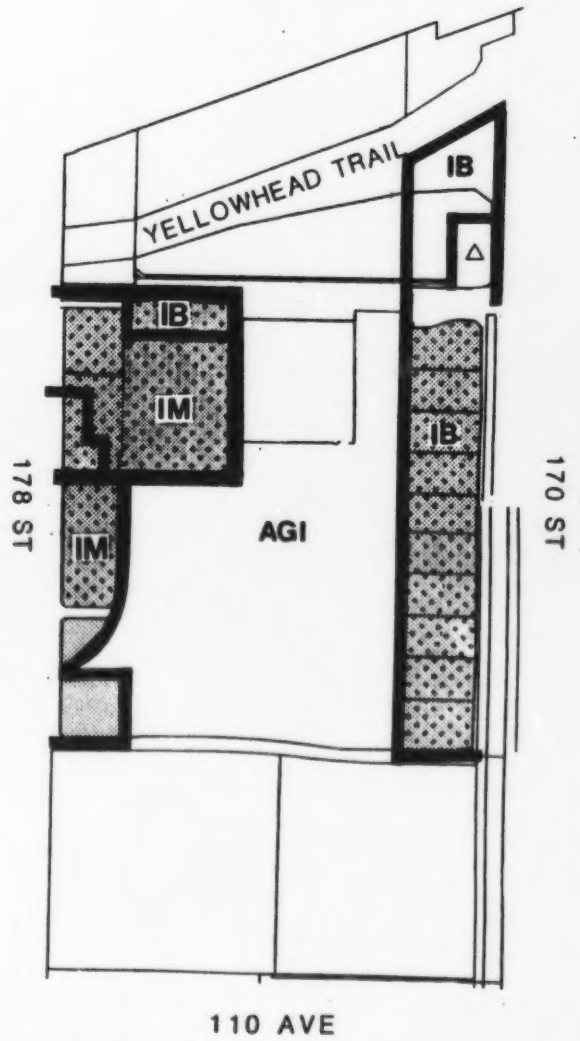
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

MAP 4-3

# ARMSTRONG




△ Portion Owned by City

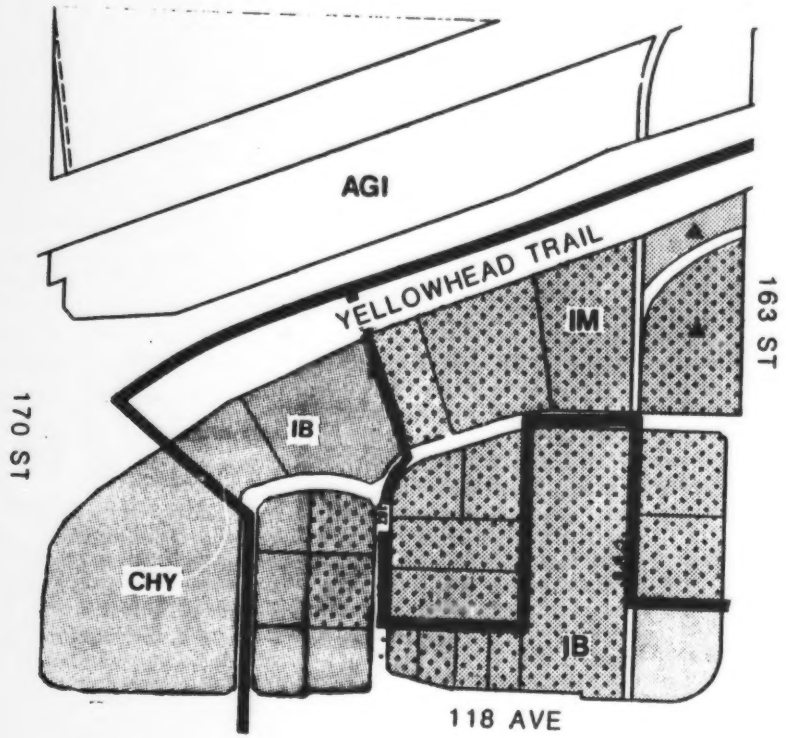
Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

MAP 4-4

# CARLETON SQUARE




▲ City Owned

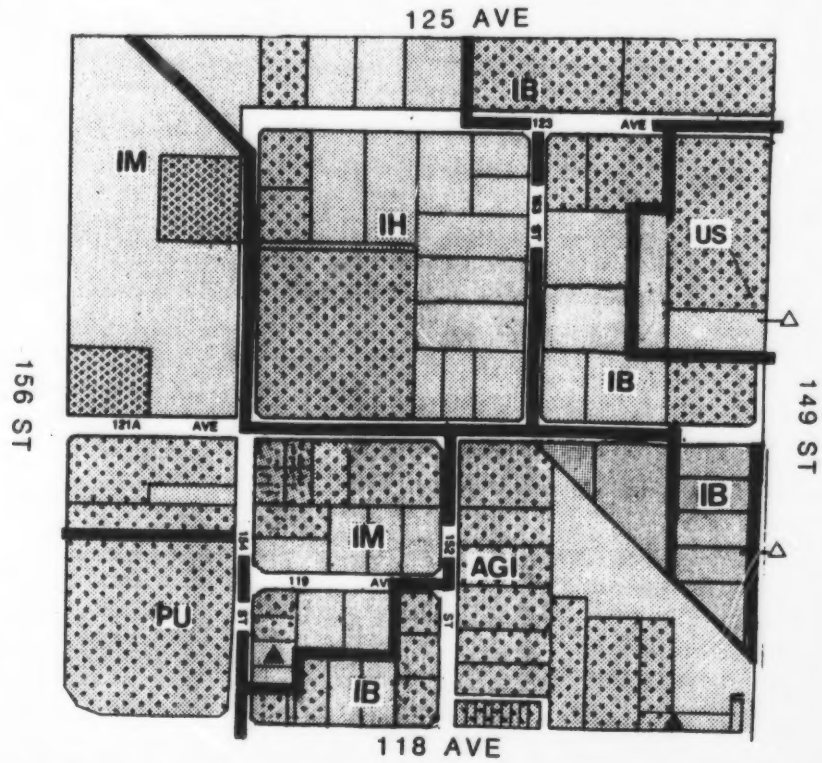
Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

MAP 4-5

# MITCHELL




△ **Portion Owned by City**

Full Servicing (Access to sanitary and storm sewers, water, and roads)

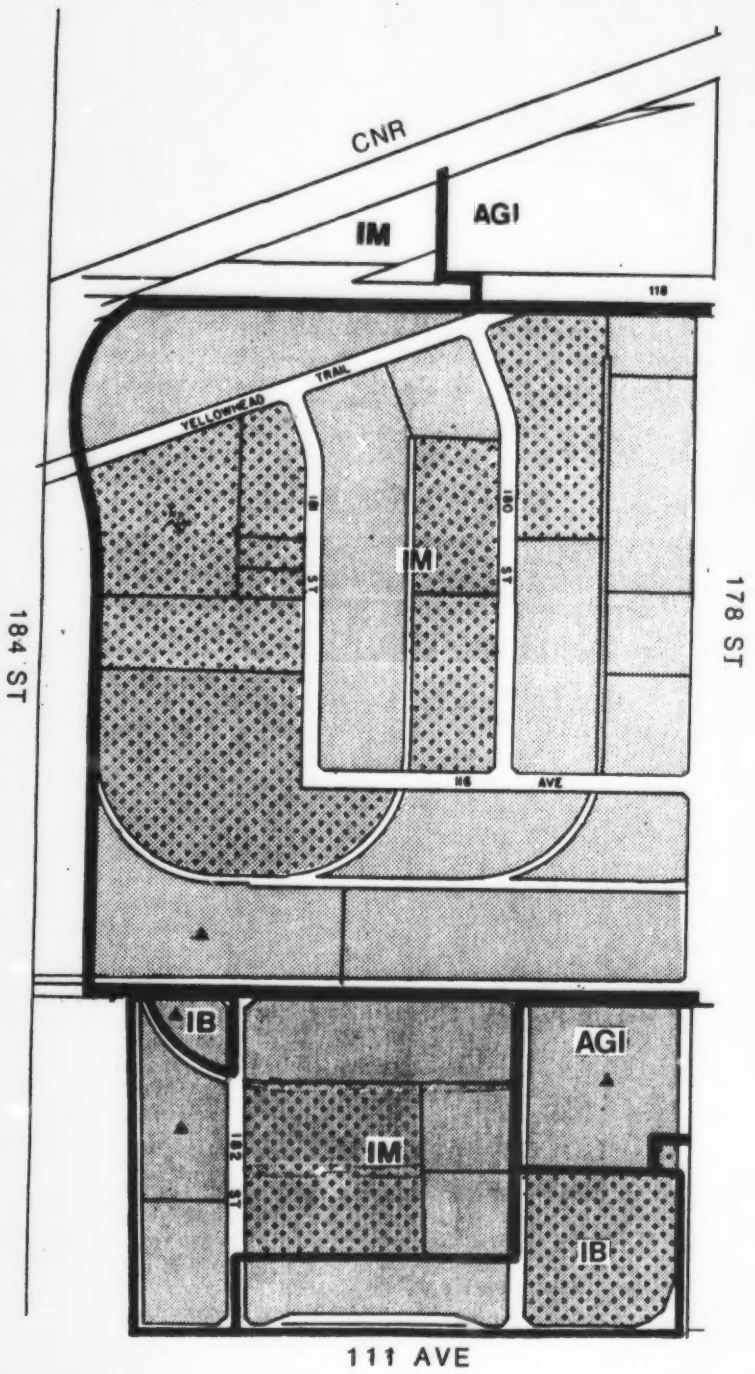
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

MAP 4-6

# EDMISTON




▲ City Owned Industrial Land

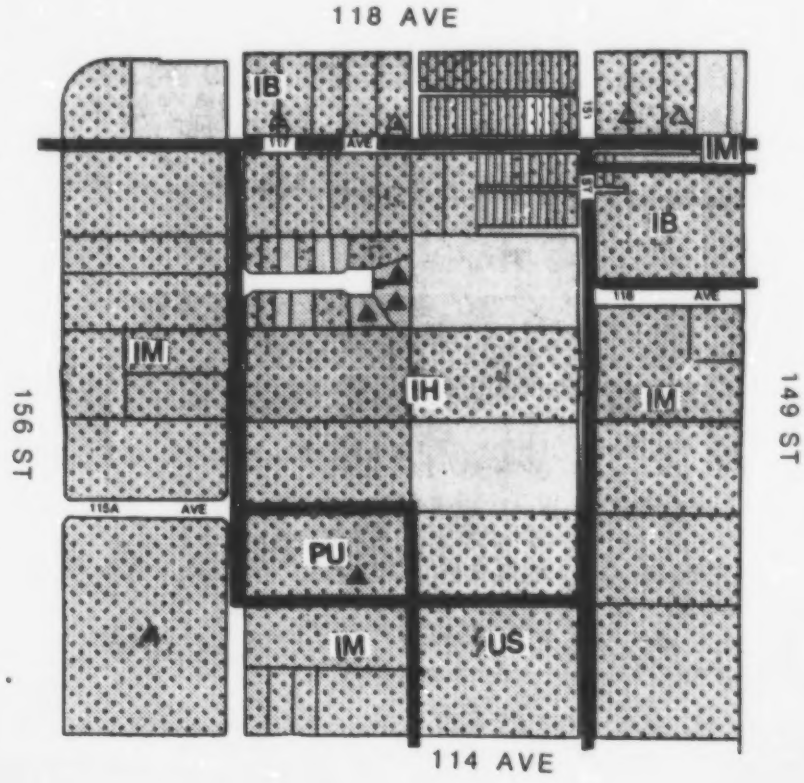
Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

MAP 4-7

# GARSIDE (BREMNER)




Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

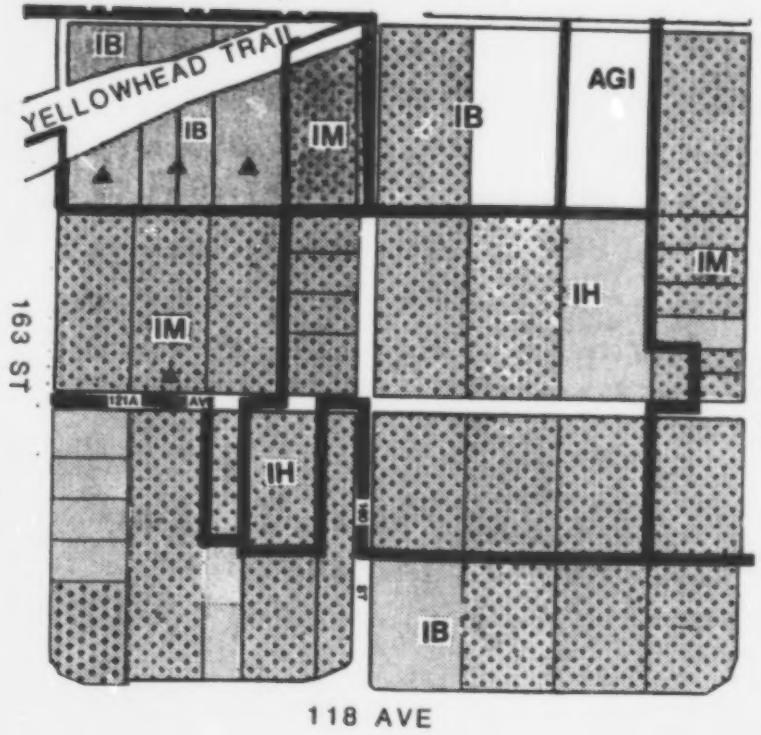
Developed (built upon) Parcels

▲ City Owned Industrial Land

△ Partial City Ownership

MAP 4-8

# HAWIN PARK




△ Partial City Ownership

▲ City Owned Industrial Land

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

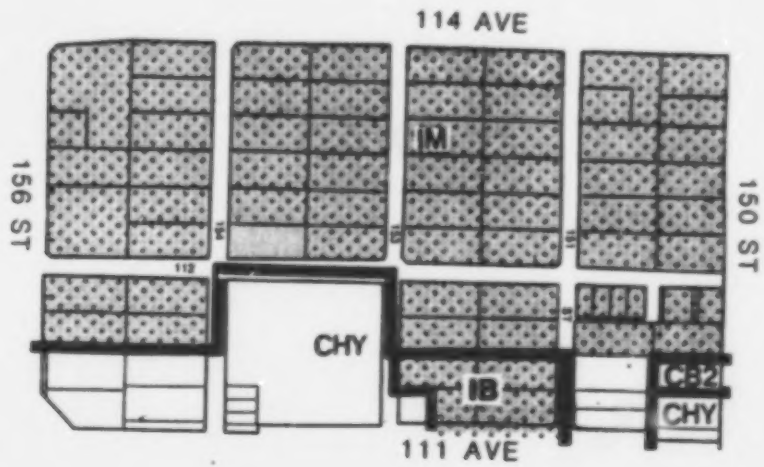
MAP 4-9

# HIGH PARK

Full Servicing (Access to sanitary and storm sewers, water, and roads)

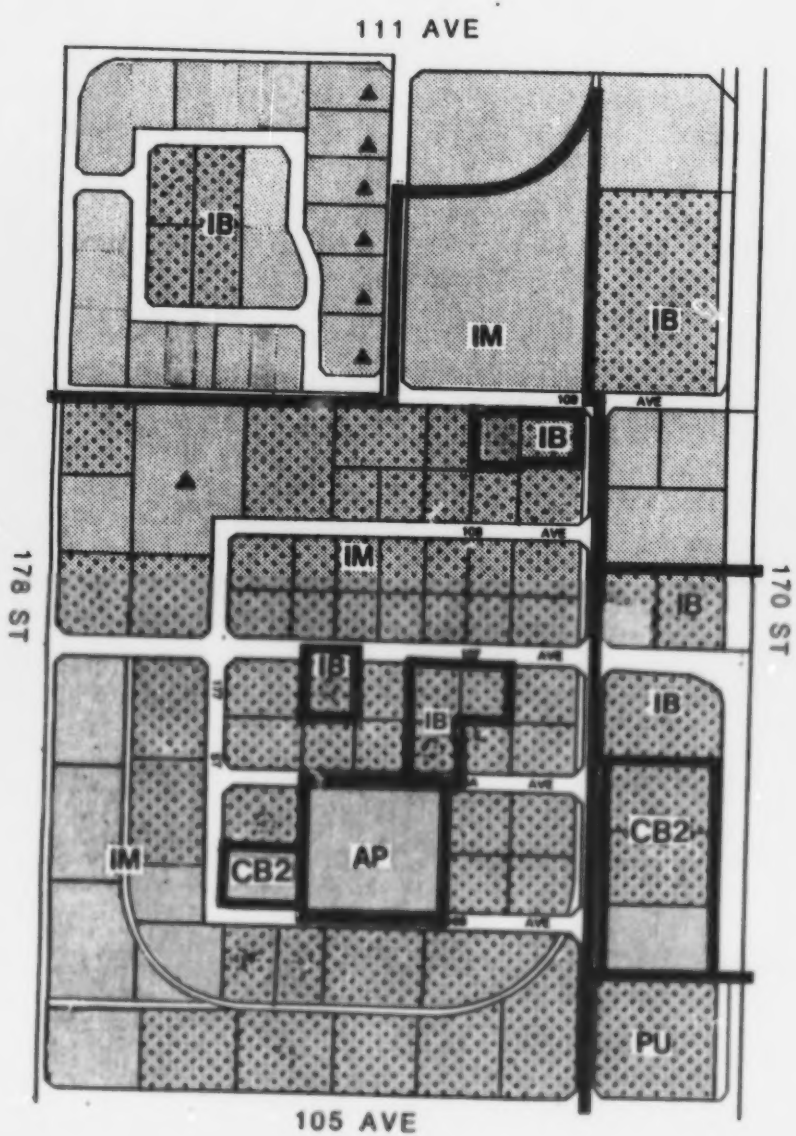
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels



MAP 4-10

# McNAMARA



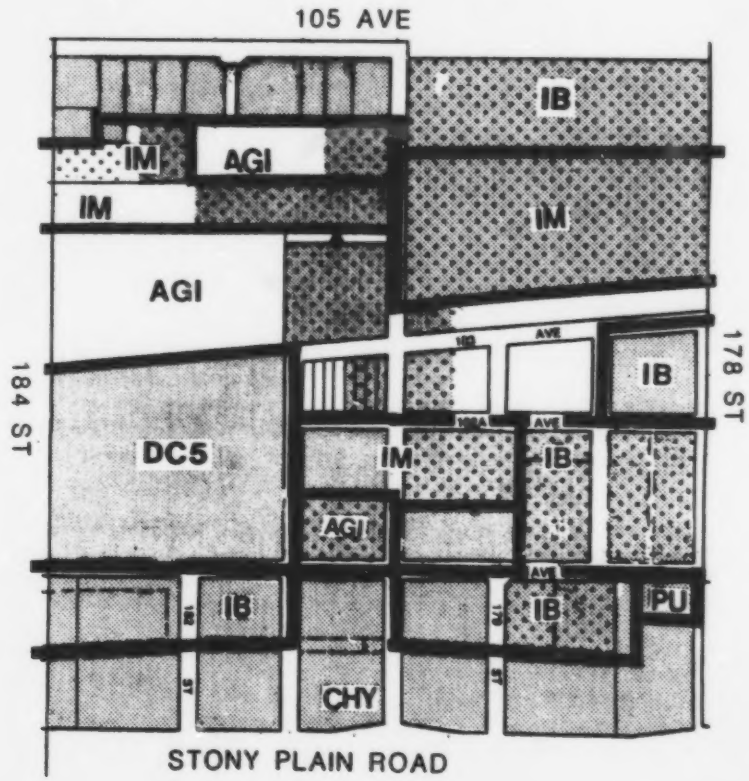

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

MAP 4-11
# MORIN




▲ City Owned Industrial Land

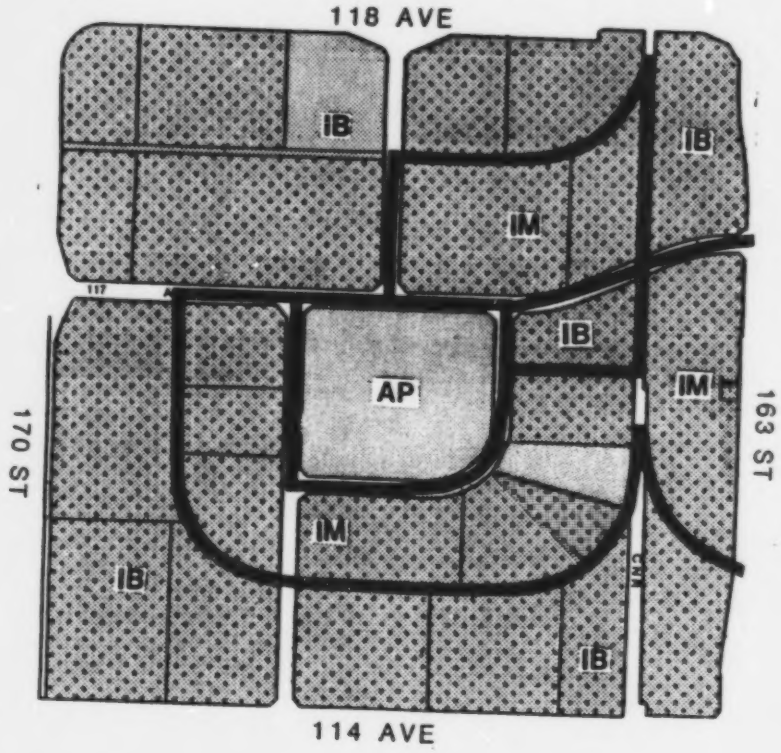
Full Servicing (Access to sanitary and storm sewers, water, and roads)

Partial Servicing (Access to one or more but not all of the above)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

MAP 4-12
# NORWESTER




Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

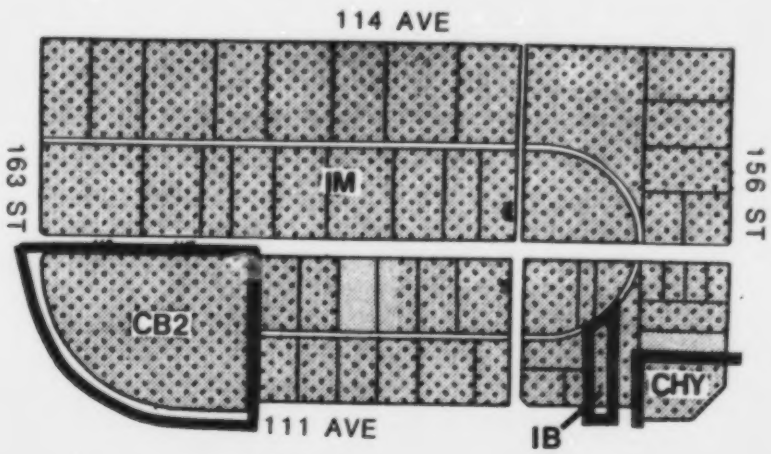
MAP 4-13

# SHEFFIELD

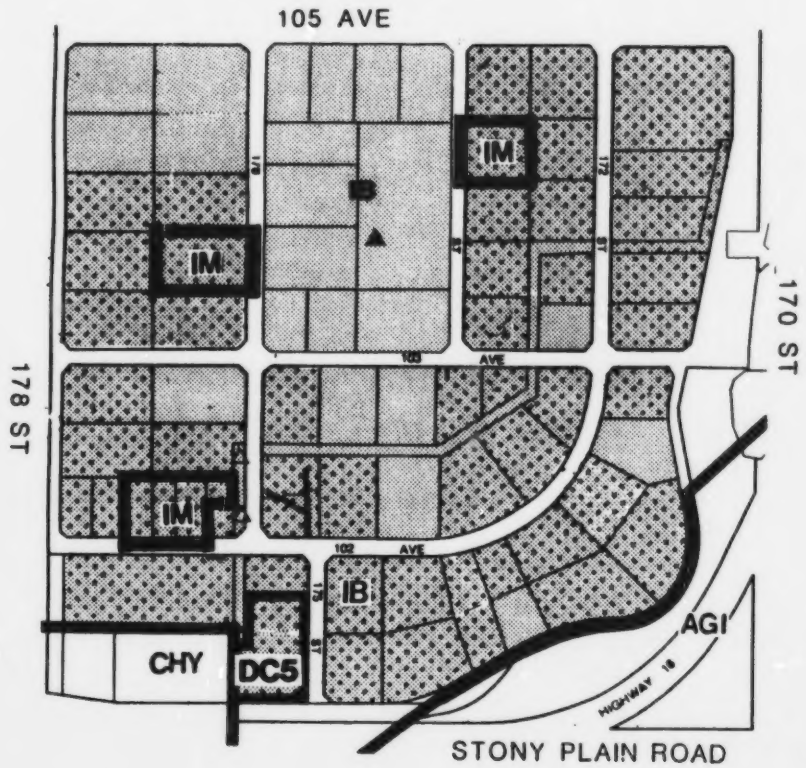
Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels



MAP 4-14
# STONE




△ Partial City Ownership

▲ City Owned Industrial Land

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

MAP 4-15
# SUNWAPTA

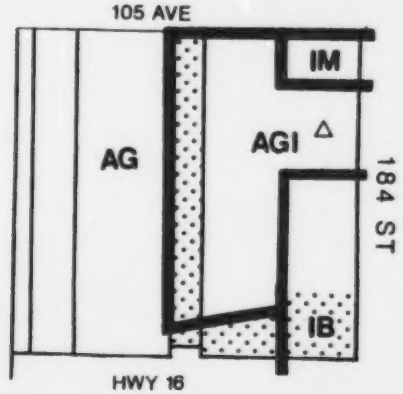
Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

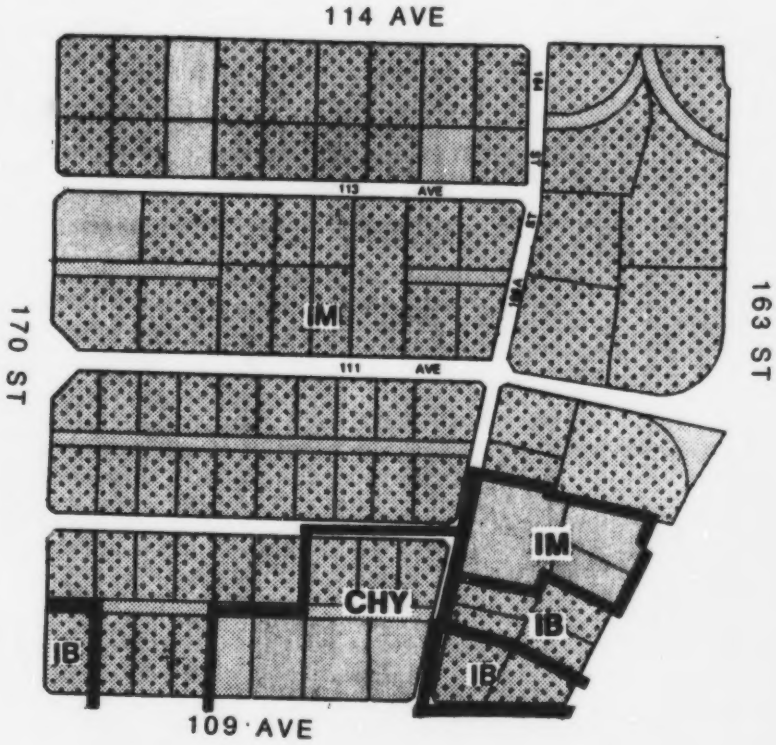
▲ City Owned Industrial Land

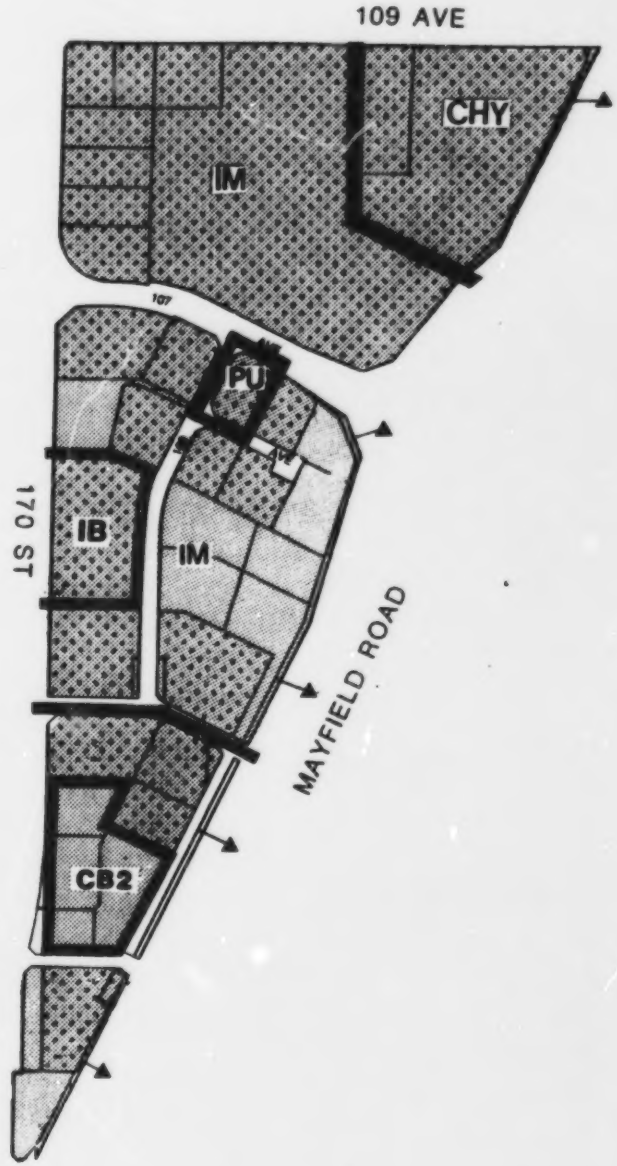
△ Partial City Ownership



MAP 4-16

# YOUNGSTOWN




▲ City Owned Industrial Land

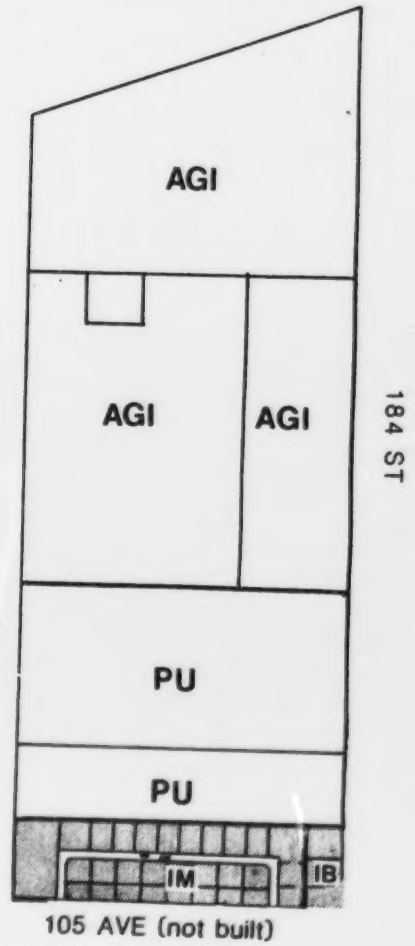
Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

MAP 4-17

# WHITE INDUSTRIAL AND POUNDMAKER



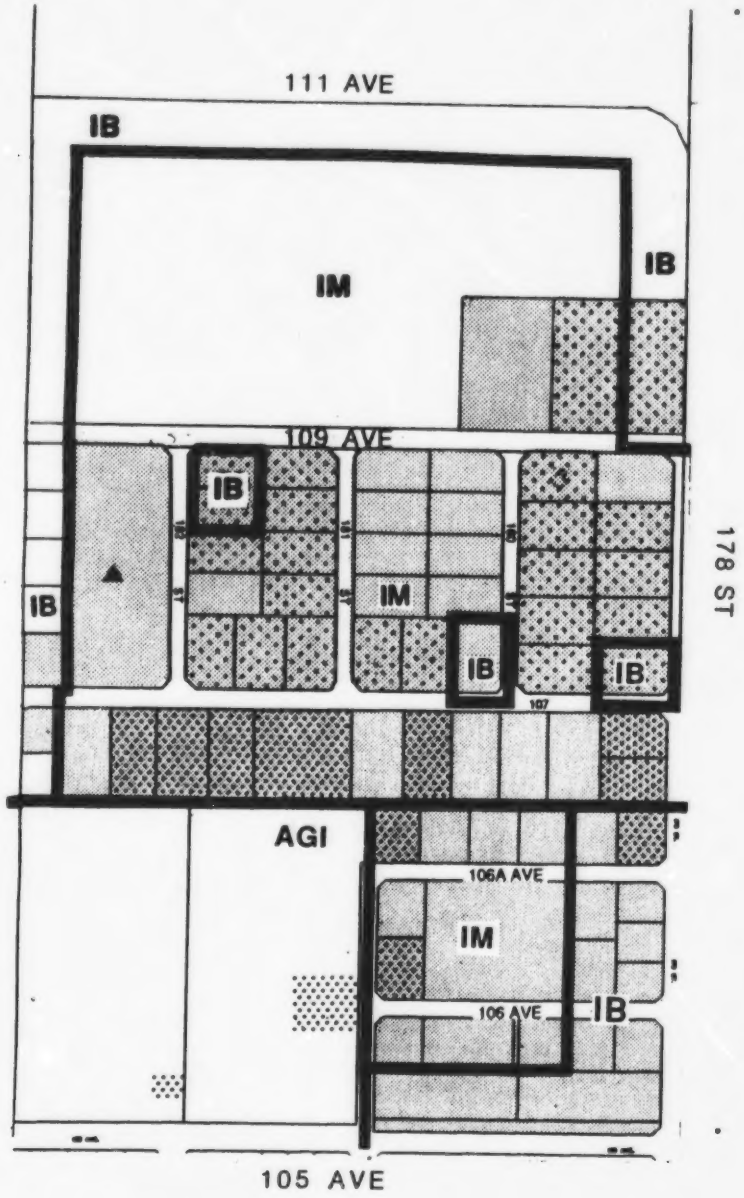

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Partial Servicing (Access to one or more but not all of the above)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

MAP 4-18
# WILSON




Full Servicing (Access to sanitary and storm sewers, water, and roads)

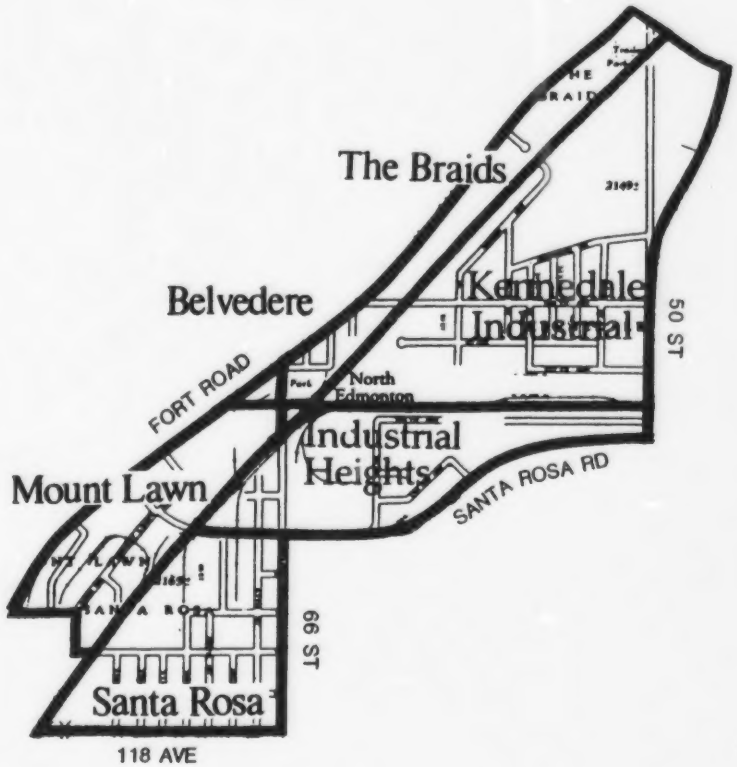
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

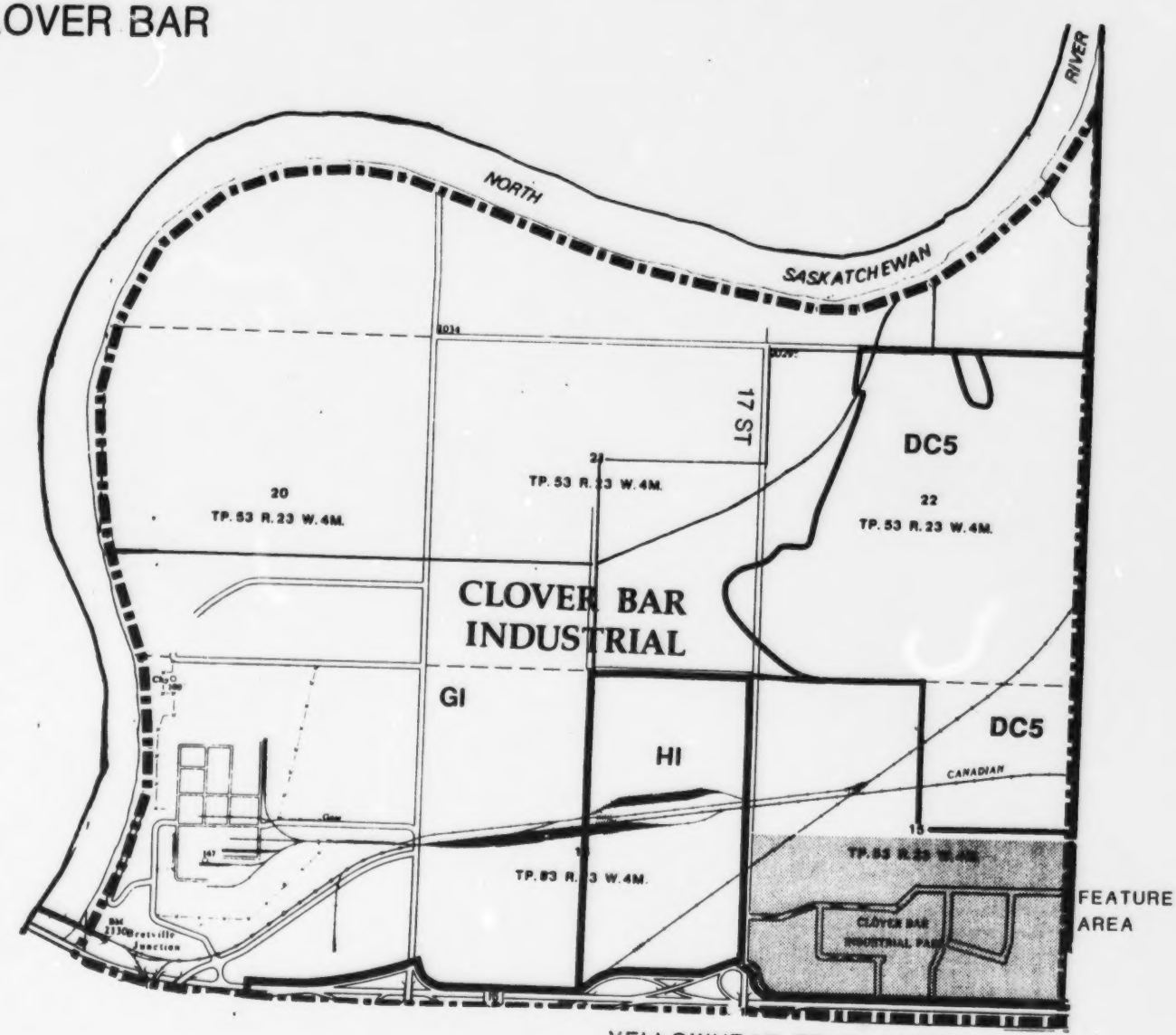
MAP 5-1

# NORTHEAST INDUSTRIAL PLAN AREA



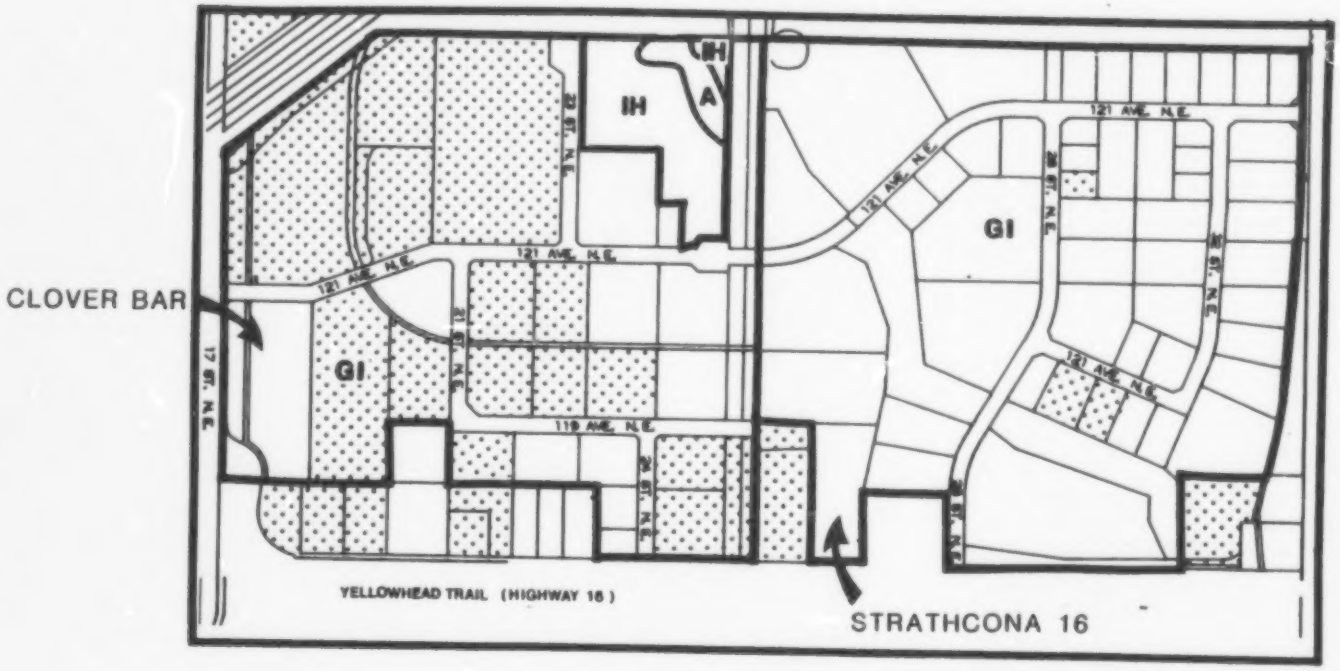
MAP 6-1

# CLOVER BAR



MAP 6-2

# CLOVER BAR AND STRATHCONA 16




Vacant Parcels

Developed (built upon) Parcels

IH (Heavy Industrial District)

GI (General Industrial District)

The subdivisions are fully serviced (city standards).

MAP 7-1

# MISTATIM

Vacant Parcels

Developed (built upon) Parcels

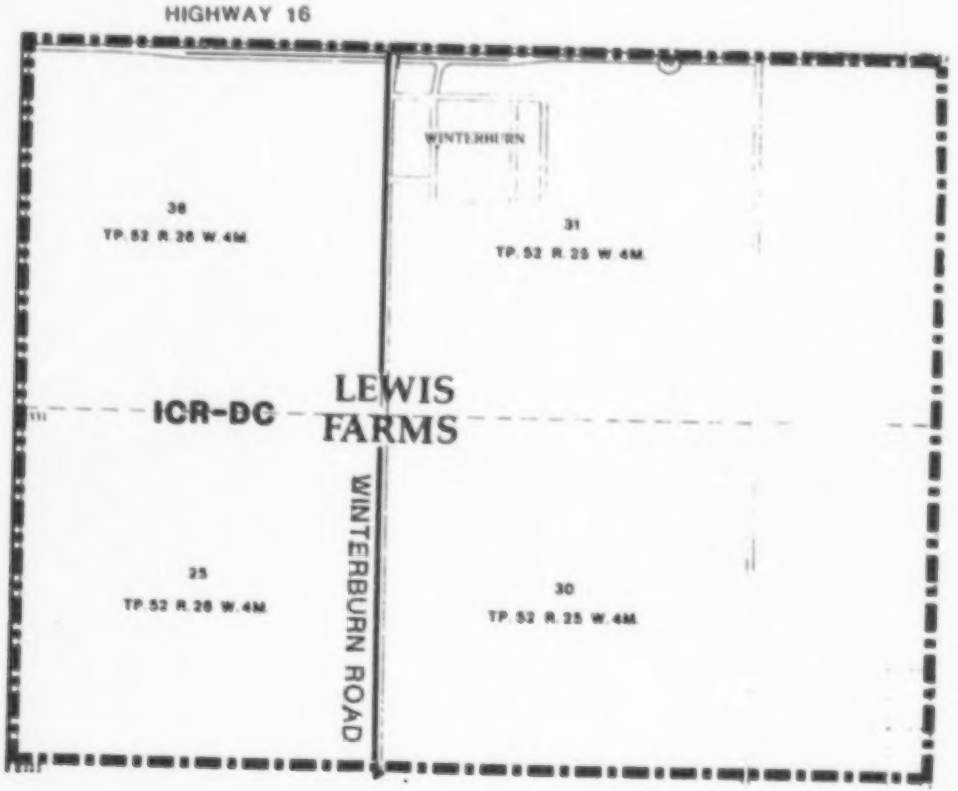
IC (Industrial, Commercial District)

GI (General Industrial District)

The named subdivisions are serviced (rural standards).

MAP 8-1

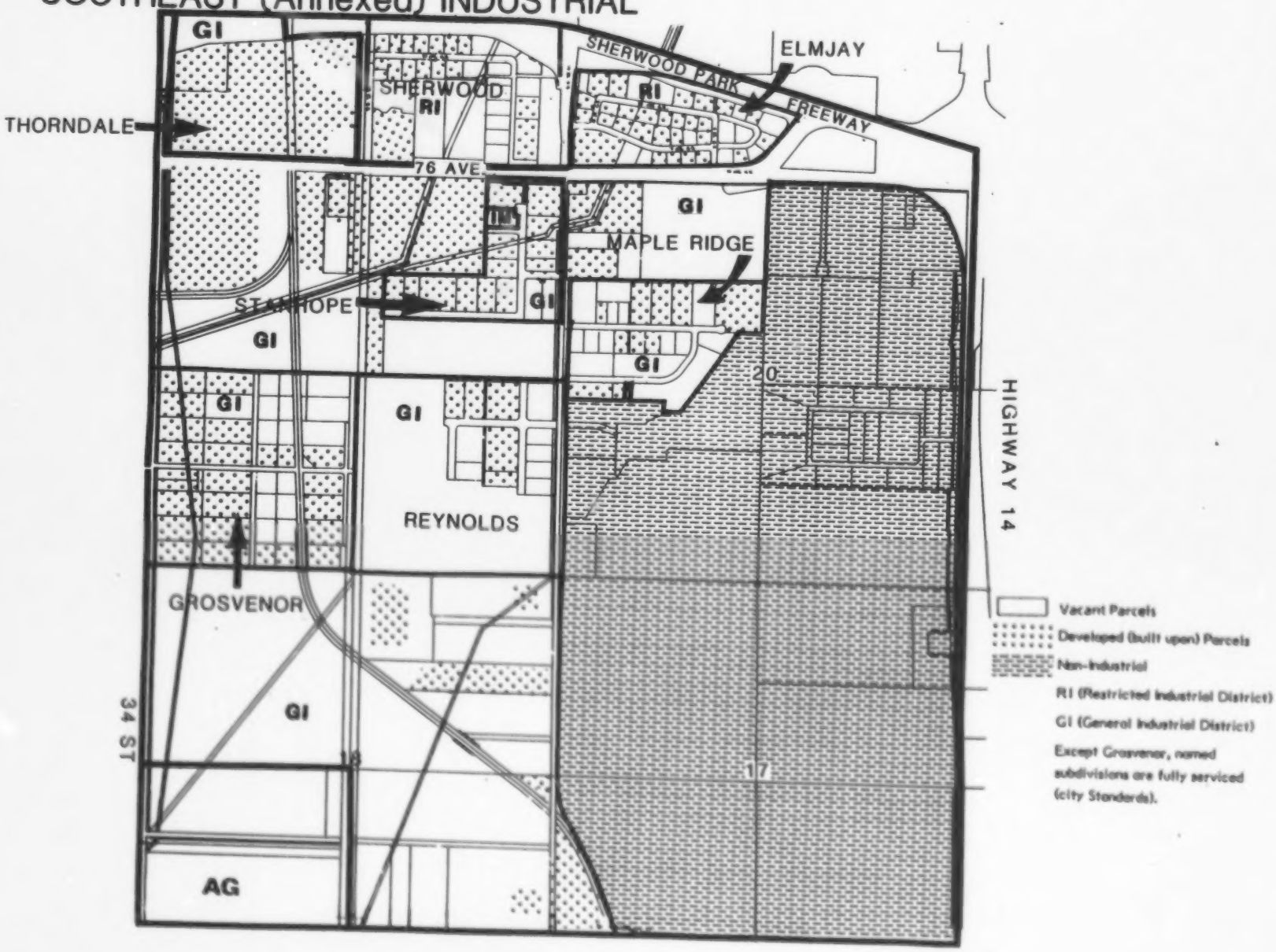
# LEWIS FARMS




ICR-DC (Industrial, Commercial Reserve - Direct Control District)

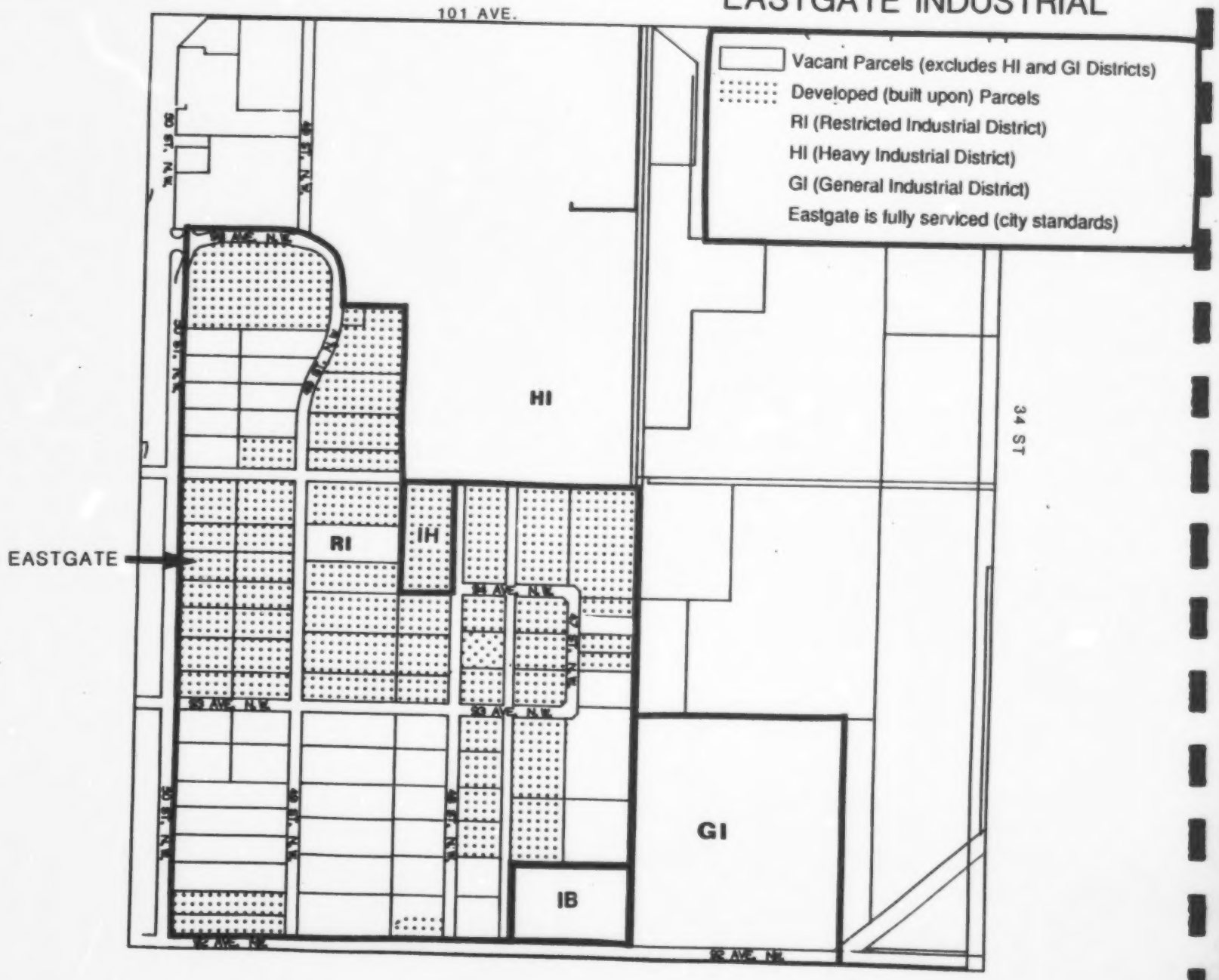
MAP 9-1

# SOUTHEAST (Annexed) INDUSTRIAL



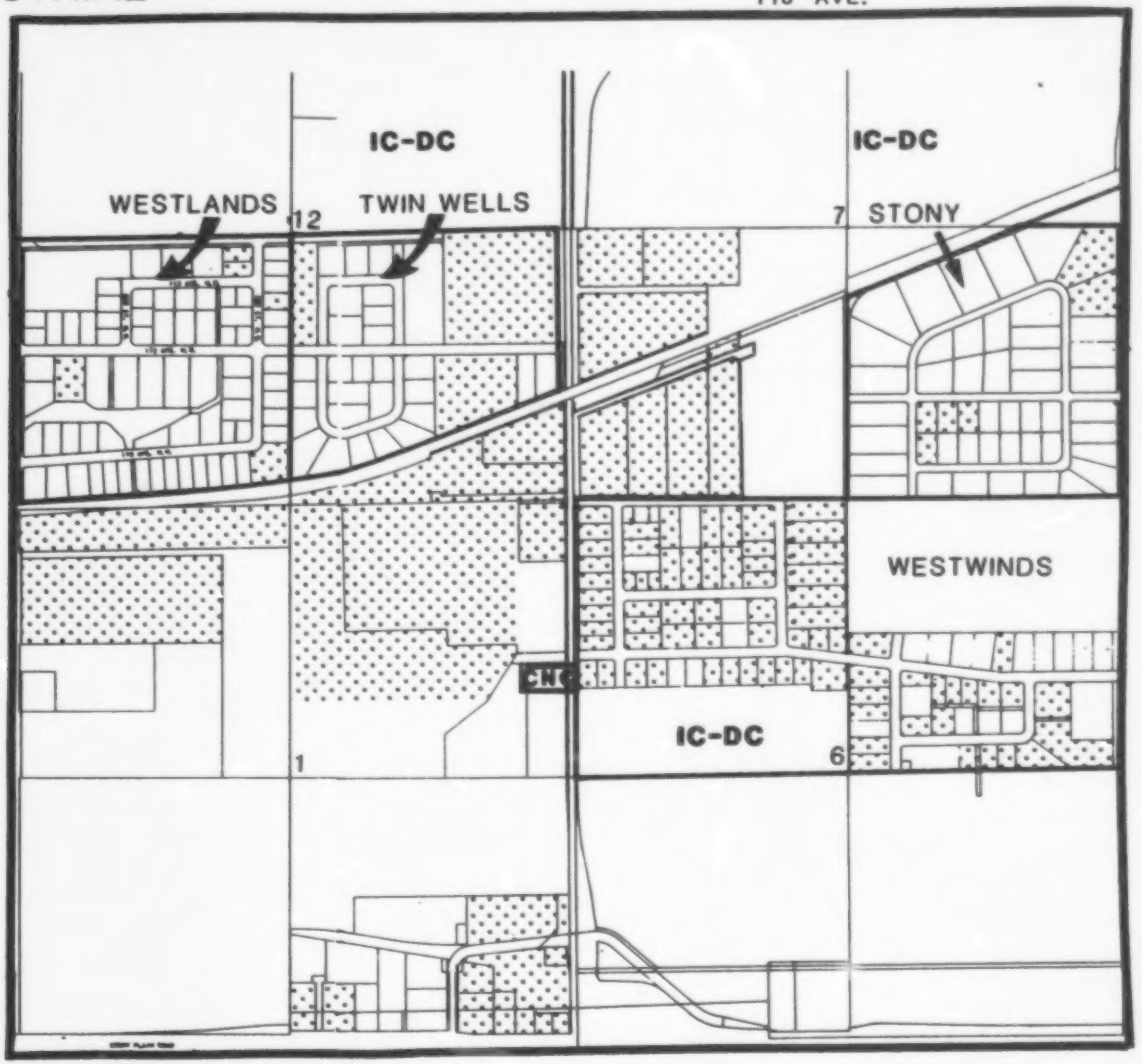
MAP 9-2

# EASTGATE INDUSTRIAL



MAP 10-1

# WINTERBURN INDUSTRIAL




Vacant Parcels

Developed (built upon) Parcels

IC-DC (Industrial, Commercial - Direct Control District)

The named subdivisions are serviced (rural standards).

MAP 11-1

# YELLOWHEAD (West)

IC (Industrial, Commercial District)